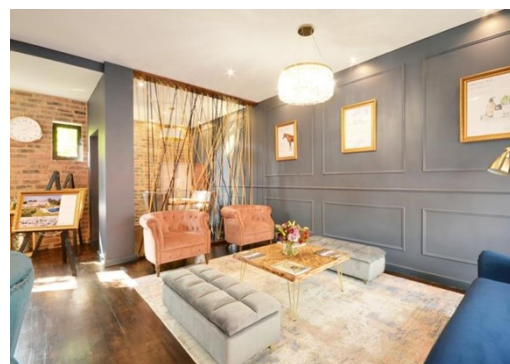
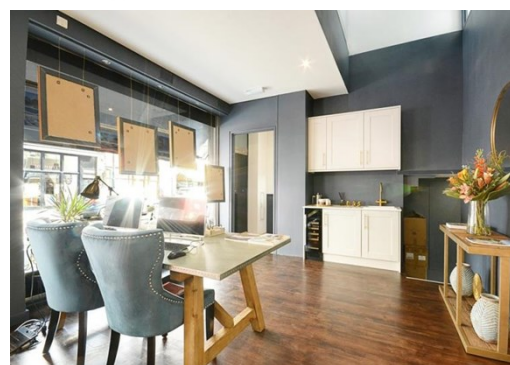


TO LET

AVAILABLE DUE TO RELOCATION

MJFINN
COMMERCIAL

020-8995 5678



13 - 15 TURNHAM GREEN TERRACE, CHISWICK W4 1RG

1,425 sq.ft. (132 sq.m.)

Description: Imposing DOUBLE FRONTED self-contained BUILDING with Class-E (a)/(c) Use. Arranged over the GROUND Floor – retail with rear windows and door to private courtyard, FIRST Floor – open plan offices, staff kitchen, WC and SECOND Floor – open plan office, eaves storage, with dormer windows and Velux. Plus BASEMENT – staff room CH 6'3, stores/vaults, WC with window from lightwell. Refurbished in 2021, this unique opportunity is well fitted and offered in good condition. >Gross frontage 25'0 (7.6m) >Built depth 26'3 (8m)

Location: Situated on the WEST SIDE of Turnham Green Terrace (B491), in a prominent position close to the Chiswick High Road (A315/C9) junction. This location benefits from excellent transport links and heavy footfall; surrounded by multinational and well established independent traders. Nearby operators include Joe and the Juice, You Me Sushi, Timpson, Laurents Deli, The Source Bulk Food, Sweaty Betty, Côte, Postmark, Ollie Quinn and Macken Bros. Butchers. Turnham Green TfL (district line) station is 3 mins walk, many bus routes serve the immediate area, and 'Pay by Phone' parking outside including 30 mins free.

FLOOR

| | | |
|-------------------------|----------------------|-------------------|
| Ground Floor NIA | 450 | 42 |
| First Floor NIA | 375 | 35 |
| Second Floor incl eaves | 285 | 26 |
| Basement Room | 145 | 13 |
| Basement Vaults | 170 | 16 |
| 2x WCs Entrance lobby | - | - |
| TOTAL | 1,425 sq. ft. | 132 sq. m. |

www.mjfinncommercial.co.uk

info@mjfinncommercial.co.uk | 11 Devonshire Mews, Chiswick, London W4 2HA

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

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Features:

- Rarely available | Entire building
- Double fronted | Prominent position
- Popular retail area - Heart of Chiswick
- Well presented and fitted
- Rear windows with lightwell to basement
- Air-conditioning (not tested)
- 2 x staff WCs and 2 x staff rooms
- Good storage | Rear courtyard
- Favourable lease by Assignment
- Available due to relocation

Terms:

An assignment of the existing Full Repairing and Insuring lease which was for a term of 15 years from 2017 expiring January 2032. It is understood that the lease is granted inside the security of tenure provisions of the LTA 1954. Rent Deposit/Security arrangements to be replaced by the incoming Tenant. More information upon request.

Premium:

Offers in the region of £70,000 for this favourable Lease, the Assignee's substantial improvements, fixtures & fittings. VAT is not applicable.

Area:

1,425 sq. ft. (132 sq. m.)

Rent:

Passing rent £75,000 p.a.x.

Service Charge:

Tenant obligated to repair and maintain the Property. Tenant to reimburse the Landlord the annual Building Insurance premium.

Rates:

Rateable Value £44,250 (2023). The London Borough of Hounslow.

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

EPC:

C (57)

VAT:

VAT is not applicable.

Legal Costs:

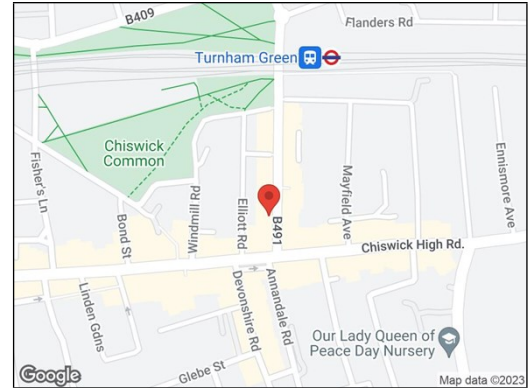
Each party to be responsible for its own costs in this transaction.

Possession:

Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: Apr-24

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