

# TO LET

## CLASS E USE - NEW LEASE

# MJFINN COMMERCIAL

## 020-8995 5678



## 3A DEVONSHIRE ROAD, CHISWICK W4 2EU

### 1,290 sq.ft. (120 sq.m.)

**Description:** This Class E(a) Use mid-terrace period property and offers one of the largest floor areas available along Devonshire Road and in a prime position. GIA 1,340 sq. ft.

Full shop depth 63'8 (19.4m), shop width 12'4, widening to 16'0. With WC/washroom to ground floor and skylights to rear. Open plan basement with 7'6 (2.28m) ceiling height. Gross frontage 17'6.

**Location:** Situated on the WEST side of popular Devonshire Road, some 30 yards south from the junction with Chiswick High Road (A315); adjacent to Cykl Haus and Rich Nails. Other surrounding traders include KFH Estate Agents, Lea & Sandeman wine merchants, Vinoteca, Lark London, Wild Swan ladies wear, Duci Gelato, La Trompette restaurant, Tamp Coffee and Whistling Oyster. Pay By Phone parking immediately outside and along Chiswick High Road, plus loading bay. Well positioned to benefit from the crowds who come to Chiswick's Sundays Markets (flower, antiques, cheese and food) set up along this stretch of Chiswick High Road.

#### FLOOR

Ground Floor	875	81
Basement (CH 7'6)	415	39
WC/washroom (GF)	-	-
<b>TOTAL</b>	<b>1,290 sq. ft.</b>	<b>120 sq. m.</b>

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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# 3A DEVONSHIRE ROAD, CHISWICK W4 2EU

## Features:

- Class E Use
- Prime position on Devonshire Road
- Larger than average ground floor
- Full shop depth 63'8 | Skylights to rear
- Basement CH 7'6
- Ready for tenant fit-out
- Gas and assumed 3 Phase power
- Central Chiswick retail location
- To Let – New Lease – No Premium
- Joint agents with Borthwicks

## Terms:

NEW full repairing & insuring lease, to be held for a minimum term of 10 years with upward only rent reviews every 5th year. A rental deposit will be required.

## Premium:

N/A

## Area:

1,290 sq. ft. (120 sq. m.)

## Rent:

£57,500 per annum exclusive.

## Service Charge:

Reimbursement of the Landlord's costs, including Building Insurance premium, by fair proportion.

## Rates:

Please contact the London Borough of Hounslow. Rateable value: £39,000 (2024).

## EPC:

C (69)

## VAT:

VAT is not applicable.

## Legal Costs:

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

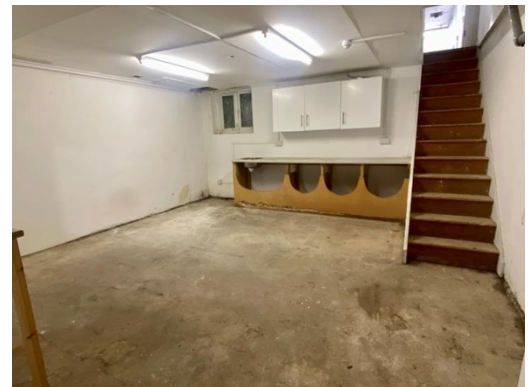
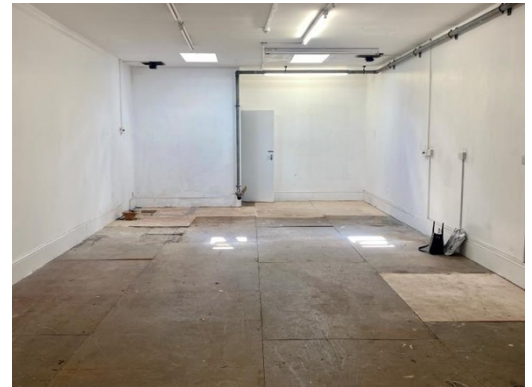
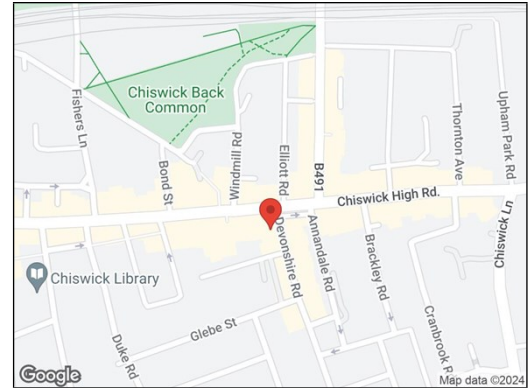
## Possession:

Immediately upon completion of legal formalities.

## Viewing:

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

Hugh Beazer  
020 8994 8441  
hugh@borthwicks.co.uk



Subject to Contract: May-24

**CONTACT US**  
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