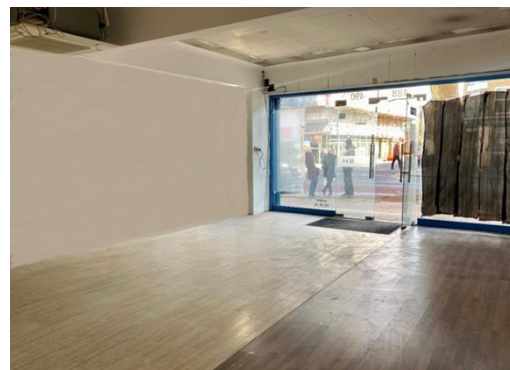


TO LET

NEW GROUND FLOOR SHOP 370 SQ. FT.

MJFINN
COMMERCIAL

020-8995 5678



490 CHISWICK HIGH ROAD, CHISWICK W4 5TT

370 sq.ft. (34 sq.m.)

Description: The former double shop is being reconfigured back into two individual self-contained retail premises.

The ground floor shop at 490 Chiswick High Road, with Class E Use, will provide a Net Internal Area of 370 sq. ft. (open plan retail) plus WC/washroom. Net frontage: 16'3 (4.95m) approx.

The adjacent unit at 488 Chiswick High Road will provide a NIA of 532 sq. ft. plus WC/washroom and storage. Net frontage: 11'3 (3.4m) approx..

Location: Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315), adjacent to Lancasters Solicitors, directly opposite Cotswold Outdoor and Metropolitan Safe Deposits. 200m west of the traffic light junction with Acton Lane/Sutton Lane North B490 (Turnham Green). Forming part of this busy parade of shops, eateries and professional services. Close to a number of new build residential developments. Chiswick Park Tfl (District Line) is within 250m and Chiswick Business Park 400m west. Nearby retailers include Halfords, Majestic Wine, Neptune, Richer Sounds and Mail Boxes etc.. Street parking immediately outside.

FLOOR

Ground Floor	370	34
WC/Washroom	-	-
TOTAL	370 sq. ft.	34 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.

490 CHISWICK HIGH ROAD, CHISWICK W4 5TT

Features:

- To Let - New Lease
- Class E Use
- Newly former ground floor shop
- 370 sq. ft. + WC/washroom
- Net frontage 16'3 | Shop depth 25'0
- Well maintained building - new roof
- Opposite Cotswold Outdoors
- Convenient location good parking
- Adjacent shop 532 sq. ft. available
- Flexible Terms

Terms:

A new full repairing and insuring lease ideally for a term of 8 years or longer with mutual break clauses. Short leases to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended. A rental deposit will be required.

Premium:

N/A

Area:

370 sq. ft. (34 sq. m.)

Rent:

£29,500 p.a.x.

Service Charge:

TBC - To reimburse the Landlord's costs by fair proportion, including Building Insurance premium.

Rates:

Please contact the London Borough of Hounslow. To be reassessed following the division works into two shops.

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

EPC:

B (49)

VAT:

VAT is not applicable.

Legal Costs:

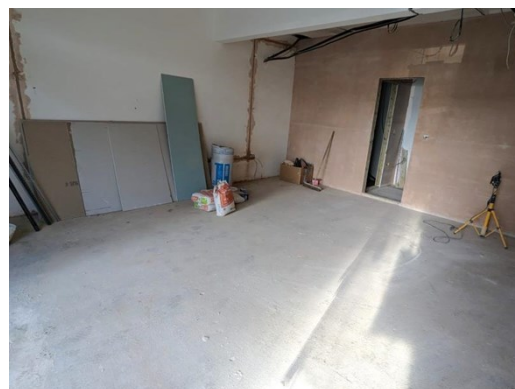
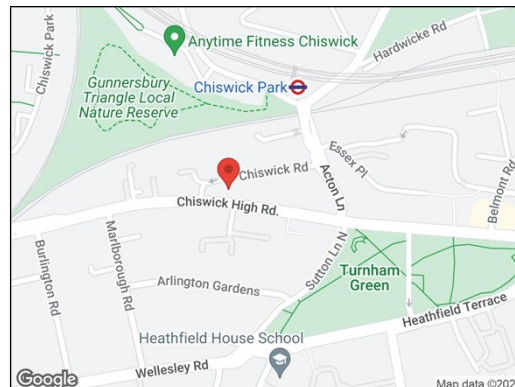
The Tenant to contribute £2,000 plus VAT towards the Landlord's legal costs.

Possession:

Immediately upon completion of the landlord's works and legal formalities.

Viewing:

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



Subject to Contract: Apr-24

CONTACT US
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