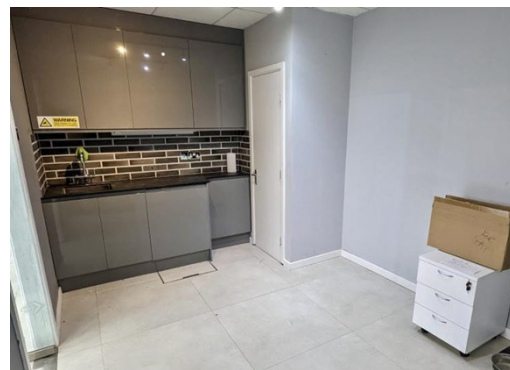
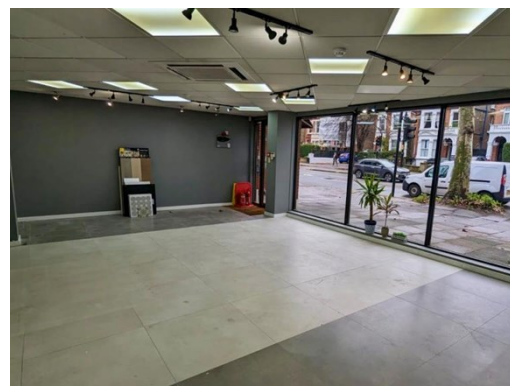


# TO LET

CLASS E USE - ALL GROUND FLOOR

**MJFINN**  
COMMERCIAL

020-8995 5678



## 76 - 78 CHISWICK HIGH ROAD, CHISWICK W4 1SY

575 sq.ft. (53 sq.m.)

**Description:** Class E Use ground floor premises ideally for professional services, health, medical or showroom.

Benefiting from a gross frontage of 28ft/8.5m. Current configuration: Open plan showroom, partitioned office with kitchenette to the rear, plus WC/washroom.

**Location:** Very prominent position on the north side of Chiswick High Road (A315) close to the junction with Chiswick Lane (A316), adjacent to Stamford Brook Bus Garage. Situated towards the east of the prime retail centre of Chiswick in an attractive parade comprising Fletchers Estate Agents, The Good Wine Shop and Piano Restaurant & Cocktail bar. Neighbouring operators include Chiswick Cinema, Sainsburys Local, KFC, Sk:n, The Roebuck P.H. and diagonally opposite the Best Western Chiswick Palace hotel. Half a mile equidistance between Turnham Green and Stamford Brook TfL District line stations. Many bus routes pass the property. Easy road access into and out of Central London via A4/M4 and North & South Circular Roads.

### FLOOR

Ground Floor NIA	575	53
WC/Washroom	-	-
<b>TOTAL</b>	<b>575 sq. ft.</b>	<b>53 sq. m.</b>

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

[info@mjfinncommercial.co.uk](mailto: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.

# 76 - 78 CHISWICK HIGH ROAD, CHISWICK W4 1SY

## Features:

- Class E Use - Retail frontage
- Ideal for showroom/office/clinic
- All ground floor - Well presented
- Modern building
- Wide frontage 28ft/8.5m
- Air-conditioning (not tested)
- Suspended ceiling with spot lights
- Open plan + rear office with kitchenette
- To Let - New Lease
- Flexible Terms

## Terms:

A new full repairing and insuring lease for a minimum term of 8 years, subject to upward only rent reviews every 4th year. A rental deposit will be required.

## Premium:

N/A

## Area:

575 sq. ft. (53 sq. m.)

## Rent:

£42,000 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.  
Rateable Value: £32,250 (2023/24).

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

## EPC:

Pending ()

## VAT:

VAT is not applicable.

## Legal Costs:

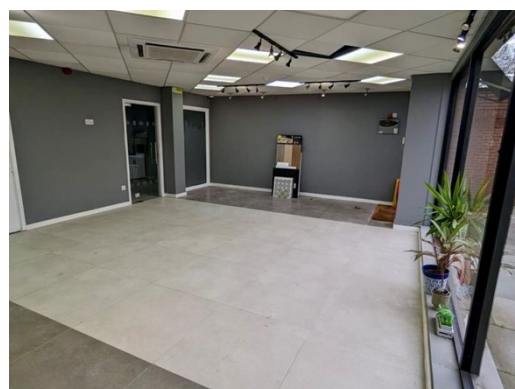
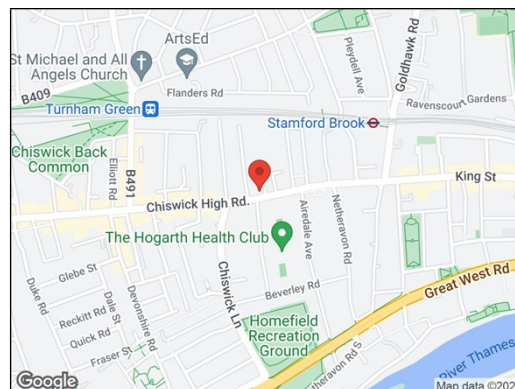
The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

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



Subject to Contract: May-24

**CONTACT US**  
020 8995 5678

info@mjincommercial.co.uk  
www.mjincommercial.co.uk

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Chiswick, London W4 2HA

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