# TO LET

### VERY WELL PRESENTED GROUND FLOOR & BASEMENT









## 444 CHISWICK HIGH ROAD, CHISWICK W4 5TT

## 1,000 sq.ft. (93 sq.m.)

Description: Class E Use retail premises over the ground floor & basement with pedestrian rear access. Extremely well presented with contemporary full height glazed retail frontage. Currently arranged as front air-conditioned showroom/retail with door to partitioned consulting room, WC/washroom, storage, stairway leading to basement with kitchenette and partitioned staff rooms/stores.

Gross frontage 19'9 | Window frontage 14'6 | Fascia signage 18'0 | Basement CH 6ft 3

### Location:

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315), adjacent to Sabel Pharmacy, diagonally opposite HSBC bank. The fourth shop 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. Nearby traders include The Italians deli, Stirling Ackroyd estate agents, Currency Exchange Corp., The Old Packhorse PH, Neptune and the new Magnet Kitchens showroom. Close to a number of large residential developments under construction including Empire House .A few minutes walk of Chiswick Park TfL (District Line). Pay by Phone parking opposite and nearby. Many bus routes pass the property.

### **FLOOR**

	93 sq. m.	
565	52	
-	-	
435	40	
435	40	
	-	565 52

## www.mjfinncommercial.co.uk

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## 444 CHISWICK HIGH ROAD, CHISWICK W4 5TT

Features: • Class E Use Retail premises

Ground floor & partitioned basement Full glazed frontage | Signage 18 ft

Air conditioned (not tested)
Ground floor WC/washroom
Pedestrian rear access
Very well presented

• Busy west central Chiswick location

Ready for tenant fit outTo Let - New lease

Terms: A new full repairing & insurance lease for a term of 12

years, upward only rent reviews every 4th year. Deposit

required.

Premium: N/A

**Area:** 1,000 sq. ft. (93 sq. m.)

**Rent:** £42,000 p.a.x.

Service Charge: TBC - Reimbursement of the Landlord's costs, including

Building Insurance premium.

Rates: Please contact the London Borough of Hounslow. Current

rateable value £27,250.

Interested parties to make their own enquiries with

regards to eligibility for rates relief, retail discount etc..

**EPC:** C (74)

VAT: VAT is not applicable.

Legal Costs: The Tenant to contribute £2,000 plus VAT towards the

Landlord's legal costs.

Possession: 15 April 2024

Viewing: Strictly by appointment only. Please contact us on

020 8995 5678









