

TO LET

VERY WELL PRESENTED GROUND FLOOR & BASEMENT

MJFINN
COMMERCIAL

020-8995 5678



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

Ground floor NIA	435	40
WC/Washroom	-	-
Basement (CH 6'3)	565	52
TOTAL	1,000 sq. ft.	93 sq. m.

www.mjfinncommercial.co.uk

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

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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 out
- To 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:

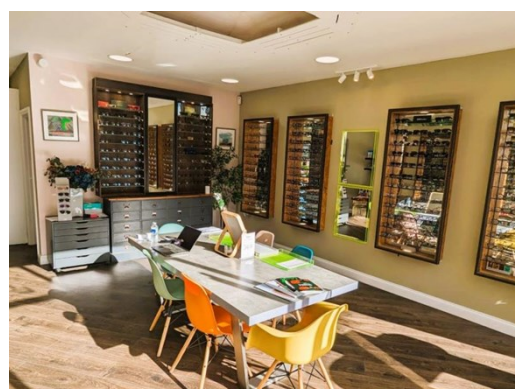
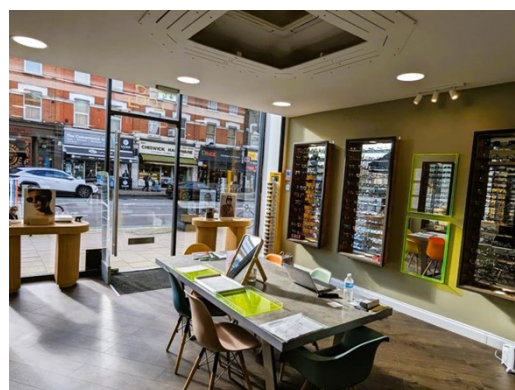
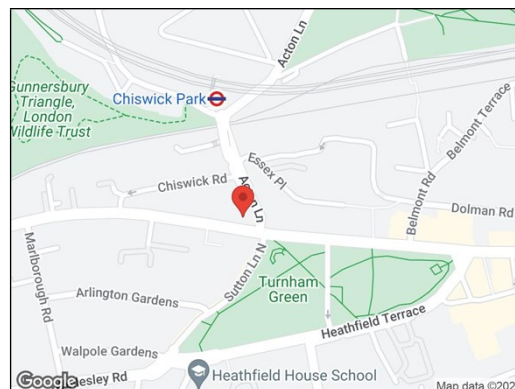
The Tenant to contribute £2,000 plus VAT towards the Landlord's legal costs.

Possession:

15 April 2024

Viewing:

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



Subject to Contract: Apr-24

CONTACT US
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