

# TO LET

PRIME POSITION CLOSE TO CHISWICK HIGH ROAD

**MJFINN**  
COMMERCIAL

020-8995 5678



## 2B DEVONSHIRE ROAD, CHISWICK W4 2HD

335 sq.ft. (31 sq.m.)

**Description:** Extremely well presented, Class E Use retail premises, in a prime position in Central Chiswick. Arranged over the ground floor as open plan retail plus stores and WC/washroom. Window frontage 15'6 (4.7m) with security shutter.

**Location:** This is the FIRST SHOP, east side, in Devonshire Road when approached from Chiswick High Road (A315); KFH at the corner. Other surrounding traders include Wild Swans (ladies fashion), Lea & Sandeman, W4 Bathrooms & Heating, Duci ice cream, Killik & Co wealth management, Napoli on the Road pizzeria and La Trompette (Michelin starred restaurant). Turnham Green TfL (District line) station within 350m. Pay by Phone parking immediately outside, loading bays opposite. Well positioned to benefit from the crowds who come to Chiswick on the first 3 Sundays of the month to explore the Markets (flower, antiques and cheese) set up along this stretch of Chiswick High Road.

### FLOOR

Ground Floor Retail	310	29
Ancillary	25	2
WC/Washroom	-	-
<b>TOTAL</b>	<b>335 sq. ft.</b>	<b>31 sq. m.</b>

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

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## Features:

- Class E Use - Retail premises
- All ground floor
- Prime position close to High Road
- Air-conditioned (not tested)
- LED track lighting
- External security shutter
- Popular boutique parade
- Very well presented
- Existing tenant relocating
- To Let - By Assignment

## Terms:

The remainder of a full repairing and insuring lease from 9 December 2020 for a term of 10 years (exp. 2030). Subject to an upward only rent review and mutual break clause (with 6 months notice) in December 2025.

## Premium:

Offers in the region of £15,000 for this favourable Lease, competitive rent, rare opportunity and well presented condition. Not subject to VAT.

## Area:

335 sq. ft. (31 sq. m.)

## Rent:

Passing rent: £27,500 + VAT.

## Service Charge:

TBC - Reimbursement of the Landlord's costs, including Building Insurance premium.

## Rates:

Please contact the London Borough of Hounslow.  
Rateable value: £23,750.

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

## EPC:

C (51)

## VAT:

RENT is subject to VAT.  
PREMIUM is not subject to VAT.

## Legal Costs:

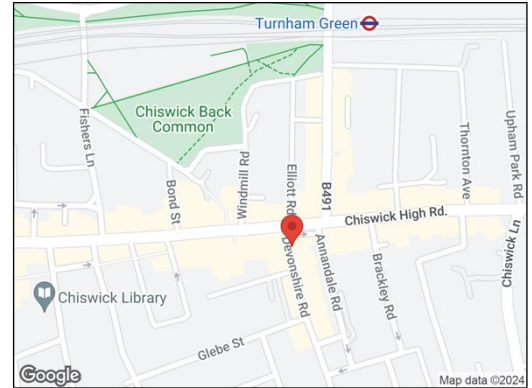
The incoming party to contribute £2,000 plus VAT towards the Assignor's legal costs.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

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



Subject to Contract: Apr-24

**CONTACT US**  
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