# TO LET

**CLASS E USE - VERY WELL PRESENTED** 









# 3 STILE HALL PARADE, CHISWICK W4 3AG

### 1,315 sq.ft. (122 sq.m.)

#### Description

Recently refurbished into a retail showroom Class E Use and ancillary offices plus tanked basement ideal for storage. Newly fitted WC/washroom and kitchenette on the ground floor. Double glazed twin-leaf doors (with roller shutter and window) to the rear office area open onto the communal pedestrian passageway from Stile Hall Gardens.

#### Location:

Situated on the east side of the busy South Circular Road (A205), in the shopping parade between Chiswick roundabout and Kew Bridge. Local traders include Alliance Food Store, Sushi Point, TaxAssist Accountants, Jazz's barbers, Cluck Yeah fast food and Premier Dry Cleaners. Opposite Kew House School, Brentford Fountain Leisure Centre and nearby Brentford FC stadium and many new residential developments including The Gateway. Kew Bridge South Western Railway station within 150 yards. Gunnersbury TfL station (District and North London lines) just over ½ mile to the east. Many bus routes pass the property and the Cycleway 9. Time restricted parking & loading nearby.

#### **FLOOR**

Ground floor	945	88	
WCs/washroom + store	-	-	
Basement	370	34	
TOTAL	1,315 sq. ft.	122 sq. m.	

### www.mjfinncommercial.co.uk

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## 3 STILE HALL PARADE, CHISWICK W4 3AG

Features: • Class E Use premises

Very well presented

• Ground floor with WC & kitchenette

• Basement - tanked (CHR 7'3)

• Rear pedestrian access - roller shutter

• Roller shutter to shop front

• Close proximity to Brentford FC Stadium

Excellent road and train links

• To Let - New Lease

• \*NB: Extraction not permitted

Terms: NEW full repairing and insuring lease for a term to be

mutually agreed, minimum term 5 years. A deposit will be

required.

Premium: N/A

**Area:** 1,315 sq. ft. (122 sq. m.)

**Rent:** £33,000 p.a.x.

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

Building Insurance premium, by fair proportion.

Rates: Please contact the London Borough of Hounslow. The

current rateable value for the shop is £11,000.

Interested parties to make their own enquiries with

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

**EPC:** E (115)

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









