

TO LET

CLASS E USE - VERY WELL PRESENTED

MJFINN
COMMERCIAL

020-8995 5678



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

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.

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:

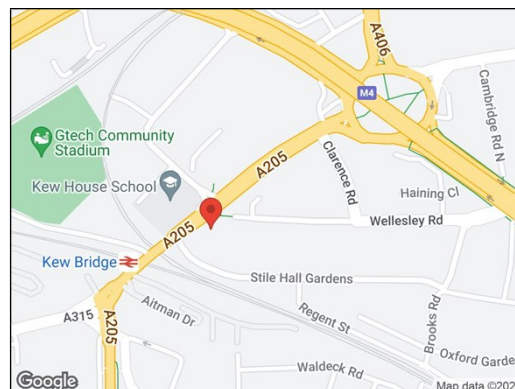
The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Possession:

Immediately upon completion of legal formalities.

Viewing:

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



Subject to Contract: May-24

CONTACT US
020 8995 5678

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

11 Devonshire Mews
Chiswick, London W4 2HA

MJFINN
COMMERCIAL