

TELEPHONE  
**020 8995 5678**

## Rarely available – On New Lease

**SHOP – 340 sq. ft.** (31.59m<sup>2</sup>)  
**Basement - 235 sq. ft.** (21.83m<sup>2</sup>)

**27 TURNHAM GREEN TERRACE**  
**Chiswick W4 1RG**



## TO LET – NEW LEASE

### LOCATION:

Situated on the WEST SIDE of Turnham Green Terrace (B491), flanked by Marmalade & Royal Trinity Hospice and Creations & You Me Sushi. Other close by retailers include Cote Brasserie, Sweaty Betty, Bayley & Sage, Macken Bros. butchers, Fara Kids, Starbucks and Natoora, etc.. Benefiting from a very high volume of both pedestrian and vehicular traffic flows. Within 100 metres of Turnham Green TfL (District line) station. Many 'bus routes run along both Chiswick High Road (A315) and Turnham Green Terrace. 'Pay & Display' parking outside the front door (30 mins free parking on Turnham Green Terrace) and in the streets close by.

### ACCOMMODATION:

This well presented SHOP provides the following approximate net internal floor areas:

<b>Ground Floor</b>	-	<b>340 sq. ft.</b>	(31.59m <sup>2</sup> )
<b>Basement</b> (CH 7'0)	-	<b>235 sq. ft.</b>	(21.83m <sup>2</sup> )
<b>TOTAL</b>	-	<b>585 sq. ft.</b>	(54.35m <sup>2</sup> )
▶ Net Frontage	-	15'9	(4.80m)
▶ Overall Shop Depth	-	25'0	(7.62m)

**PLUS:** W.C./Washroom and store 25 sq. ft. (2.32m<sup>2</sup>)

[www.zoopla.co.uk](http://www.zoopla.co.uk) [www.shopproperty.co.uk](http://www.shopproperty.co.uk) [www.movehut.co.uk](http://www.movehut.co.uk)

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**FEATURES:** WELL PRESENTED SHOP (A1-Use) in the ever popular TURNHAM GREEN TERRACE • 15'9 (4.80m) WINDOW FRONTAGE • BASEMENT STORAGE, good ceiling height, possibly adaptable for retail sales • **TO LET – NEW LEASE – No Premium** • Sole agent **MJFINN Commercial**.



## **TERMS**

**LEASE:** A New Full Repairing & Insuring lease for a term of 12 years subject to upward only rent reviews every 4<sup>th</sup> year.

**RENT:** **£45,000** per annum exclusive. VAT may be applicable.

**LEGAL COSTS:** The Tenant to contribute £1,500 plus V.A.T. towards the Landlord's legal costs in this transaction.

**RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the rateable value is £27,250.

**EPC:** An EPC has been commissioned.

**POSSESSION:** Immediately upon completion of legal formalities.

**VIEWING:** Strictly by prior appointment through the Landlord's sole agent:

**MJFINN COMMERCIAL**

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Email: [info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk)

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

N.B. Rent, Premium, etc. quoted exclusive of V.A.T.

Subject to Contract

04/2019