

TELEPHONE

**020 8995 5678**

**VERY WELL PRESENTED – REDUCED RENT**

**SHOP – 520 sq. ft.** [48.31m<sup>2</sup>]

**171 CHISWICK HIGH ROAD  
LONDON W4 2DR**



**TO LET – NEW LEASE**

**LOCATION:**

Centrally situated on the south side of Chiswick High Road [A315], adjacent to Big Jim's Trims barber shop and Ormrod Electric. In this busy parade between Devonshire Road (Kinleigh Folkard & Hayward and Lea & Sandeman wine merchants) and Linden Gardens; diagonally opposite the junction with Elliott Road (Café Nero) and Windmill Road (The Crown P.H.). Many multiples close by including Ladbrokes, Nandos, As Nature Intended, JoJo Maman Bébé, Borough Kitchen, Barclays, Waterstones, Marks & Spencer food store and Hotel Chocolat. Convenient for the many bus routes which serve the area and Turnham Green (District line) TfL station. 'Pay & Display/Ringo' parking bays immediately outside, and nearby including 30 mins free on Devonshire Road and Turnham Green Terrace.

**ACCOMMODATION:** This **SHOP** (currently with A1/A2-Use) is arranged over the **ground floor only** and provides the approximate net internal floor area:

**SHOP - 520 sq. ft.** (48.31m<sup>2</sup>)

▶ Net window frontage	-	12'0	( 3.66m)
▶ Gross window frontage	-	14'0	( 4.27m)
▶ Internal width (max.)	-	15'6	( 4.73m)
▶ Overall built depth	-	39'0	(11.89m)

**Plus:** ● W.C./washroom  
● Storage

*(Floor areas etc. are for guidance only)*

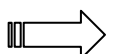


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## ● REDUCED RENT ●

**FEATURES:** **PROMINENT GROUND FLOOR SHOP A1/A2 Use: other uses considered STPP**  
● Very good condition ● Good natural light with skylight to rear ● VERY BUSY & POPULAR LOCATION ● Air-conditioning (not tested) ● Well-appointed W.C./Washroom ● Glass partitioned meeting room ● Solid wood flooring ● Kitchen with integrated appliances ● Built-in storage ● Close to many multiples ● **TO LET- NEW LEASE - NO PREMIUM - SOLE AGENT**



### TERMS

**LEASE:** NEW full repairing & insuring lease, to be held for a term of 12 years, subject to upward only rent reviews every 4th year.

**RENT:** **REDUCED** £39,000 per annum exclusive. *V.A.T is not applicable.*

**LEGAL COSTS:** The ingoing Tenant to contribute £1,500 + 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 for the shop is £34,000.

**EPC:** Band E (101).

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

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

**MJFINN COMMERCIAL**

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

**Subject to Contract - 09/2019**