

TELEPHONE

020 8995 5678**“PROMINENT POSITION 38’6 FRONTAGE”****SHOP A1/A2 USE****Ground floor - 1,305 sq. ft. (121m²)***(Former Ladbrokes)***548 - 550 CHISWICK HIGH ROAD****Chiswick, W4 5RG****TO LET – NEW LEASE****LOCATION:**

Situated on the ‘PRIME’ NORTH SIDE of Chiswick High Road (A315), the first shop after Chiswick Park Business Centre, and with both Majestic Wine and Halfords within 100m to the east. Gunnersbury (District line and North London line) TfL station is approximately 200m to the west. Loading bay immediately to the front. The location benefits from the commercial centres at Chiswick Tower, Chiswick Park Business Centre plus Harvey Nichols HQ and the Chiswick Medical Centre (HCA Healthcare UK). Many bus routes serve the area. ‘Pay & display/Ringo’ parking close by. Very convenient for both the North & South Circular Roads and the A4/M4 Motorways.

ACCOMMODATION:

This A1/A2 use retail unit is arranged over the Ground Floor and provides the follow approximate floor area:

SHOP - 1,305 sq. ft. (121.24m²)

- ▶ Shop Frontage - 38’6 (11.74m)
- ▶ Built Depth (Max.) - 43’9 (13.34m)
- ▶ Max. Internal Width - 48’6 (14.79m)

PLUS: 3 x W.Cs/Washrooms (1 x DDA compliant)

1 or 2 Car parking spaces may be available by separate negotiation

Measurements are net internal, approximate, and for guidance only – floor plan page 3www.zoopla.co.uk www.shopproperty.co.uk www.movehut.co.uk

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

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.



FEATURES: BUSY & PROMINENT LOCATION – **A1/A2 USES** • GROUND FLOOR **1,305 sq. ft.** • CEILING HEIGHT 13'0 (3.96M) • THREE PHASE ELECTRIC POWER • RARELY AVAILABLE OF THIS SIZE ALONG CHISWICK HIGH ROAD • CLOSE TO CHISWICK PARK BUSINESS CENTRE & CHISWICK TOWER • **To LET – NEW LEASE** • Sole agent: **MJFinn Commercial**



TERMS

LEASE: New full repairing & insuring lease for a term of 10+ years, subject to upward only rent reviews every 5th year.

RENT: **£52,000** per annum exclusive. VAT is applicable.

RATES: Please contact the London Borough of Hounslow on 020 8583 5708.
We are advised that the rateable value for the shop is £23,750 (2019/20).

EPC: Band D (84).

LEGAL COSTS: The incoming tenant to contribute £2,000 + V.A.T. towards the Lessor's legal costs in the transaction.

POSSESSION: Immediately upon completion of legal formalities.

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

MJFINN COMMERCIAL

020 8995 5678

info@mjfinncommercial.co.uk

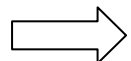
www.mjfinncommercial.co.uk

www.zoopla.co.uk

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

Subject to Contract
07/2019

Floor plan over



548 – 550 Chiswick High Road, London, W4 5RG

Floor plan – Not to scale – Guidance only

