

TELEPHONE

020 8995 5678

“A3-Use Restaurant – Central Chiswick”

RESTAURANT (A3 Use) 640 sq. ft. [59.46m²]

+ BASEMENT – 545 sq. ft. [± 9'0 ceiling height]

**132 CHISWICK HIGH ROAD
LONDON W4 1PU**



TO LET – New Lease

LOCATION:

Situated on the north side of Chiswick High Road (A315), midway between its junctions with Chiswick Lane (A316) and Turnham Green Terrace (B491). This busy parade includes Pho, Leyland Specialist Decorators and The Roebuck PH. Other nearby retailers include Metro Bank, GBK, Sainsbury's Local, Honest Burger, Franco Manca and Space NK. Convenient for the many bus routes which serve the area, and Turnham Green TfL District line station. 'Pay & Display/Ringo' parking close by.

ACCOMMODATION:

Restaurant/Café with A3 Use arrange over the ground floor & basement:

Ground floor (including rear kitchen) **640 sq. ft.** (59.46m²)

Basement (storage & vaults) **545 sq. ft.** (50.63m²)

TOTAL (Net internal) **1,185 sq. ft.** (110.09m²)

Plus: Male/Female WCs/Washrooms (basement)
Parking for 2 cars accessed from Mayfield Avenue

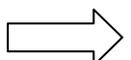
(the above measurements are approximate and for guidance only)

www.zoopla.co.uk www.shopproperty.co.uk www.movehut.co.uk

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FEATURES:

- ▶ **A3-USE** Restaurant/café
- ▶ **Very well presented**
- ▶ *Permitted trading hours: Mon – Sat 08.00 – 23.00, Sun 09.00 – 22.00*
- ▶ Bi-folding doors
- ▶ Fitted kitchen
- ▶ Gas supply
- ▶ Rear access
- ▶ Basement with good ceiling height (9'0 [2.73m]), rear access, ample storage, food preparation room and cold store
- ▶ **CLOSE TO MANY MULTIPLES**
- ▶ **Rear Yard with PARKING**



TERMS

- LEASE:** A new full repairing & insuring lease for a minimum term of 15 years subject to upward only rent reviews every 5th year.
- RENT:** **£55,000** per annum exclusive. *V.A.T. is not applicable.*
- FIXTURES & FITTINGS:** Offers invited for the benefit of the existing fixtures, fittings and furniture in region of **£30,000.**
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the Rateable Value for the shop is £47,750 – *30% discount may be available.*
- LEGAL COSTS:** The ingoing tenant to contribute £2,000 + V.A.T. towards the Lessor's legal costs in this transaction.
- EPC:** Band C (74).
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** By prior appointment through the Lessor's sole agent:

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