FOR SALE / TO LET  557 sq ft
Prominently situated A2 retail premises

1a-3a Sutton Court Road
Chiswick W4 4NF
Description
The premises consist of a retail sales area to the front with ancillary storage, kitchenette and WC to the rear. The premises are in excellent condition and benefit from suspended ceiling, air conditioning and a rear courtyard.

Accommodation
Approximate NIA floor areas are as follows:

<table>
<thead>
<tr>
<th>Floor Areas</th>
<th>sq ft</th>
<th>sq m</th>
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</thead>
<tbody>
<tr>
<td>Ground floor</td>
<td>482</td>
<td>44.76</td>
</tr>
<tr>
<td>Ancillary storage</td>
<td>75</td>
<td>6.97</td>
</tr>
<tr>
<td>Total</td>
<td>557</td>
<td>52.73</td>
</tr>
</tbody>
</table>

Location
1a-3a Sutton Court Road is located in Turnham Green in the heart of Chiswick. The property is prominently situated on the western side of Sutton Court Road, between the junctions of Heathfield Terrace and the A4. Local transport links are excellent with Chiswick Park, Gunnersbury and Turnham Green Terrace underground stations all a short distance walk away.

Terms
New Lease direct from landlord

Business Rates
The Ratable Value: £11,250
Rates payable: £5,243 (Nil if occupiers’ sole premises) parties should confirm rates payable by contacting the local authority.

Rent: £25,000 per annum

Freehold price on application

EPC: To be assessed

For further information please contact sole agents
Shaun Wolfe swolfe@frostmeadowcroft.com
020 8748 1200

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2019