



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

1a-3a Sutton Court Road
Chiswick W4 4NF



Retail frontage, with view of Turnham Green

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.

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 court yard

Accommodation

Approximate NIA floor areas are as follows:

Floor Areas	sq ft	sq m
Ground floor	482	44.76
Ancillary storage	75	6.97
Total	557	52.73

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



Turnham Green

For further information
please contact sole agents

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