

TELEPHONE

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MJFINN
COMMERCIAL

“VERY WELL PRESENTED GROUND FLOOR PREMISES”

SHOP (A2 Use) – 557 sq. ft. (51.75m²)

**1A – 3A
SUTTON COURT ROAD
Chiswick W4 4NF**



TO LET – NEW LEASE

LOCATION:

Prominently positioned on the west side of Sutton Court Road, close to its junction with Heathfield Terrace (A3000) and opposite Chiswick Town Hall, Day 'N' Nite off licence and Wheelium Dry Cleaners. Benefiting from the wide range of amenities, shops, restaurants, etc. offered along Chiswick High Road (A315), including Sainsbury' superstore, Waitrose, Robert Dyas and Boots. Within ¼ mile of Chiswick Park TfL (district line) station. Very convenient for fast road access into and out of Central London via A4/M4 Motorway. 'Pay & Display/Ringo' parking (Business parking permits are available from L.B. of Hounslow) and 'free' parking weekdays between 12.30 to 16.30 in the Residents' CC Zone close by. Buses pass the property with a bus stop immediately outside.

ACCOMMODATION:

The single storey shop is arranged over the ground floor and provides the **approximate** Gross Internal Floor Area:

Ground Floor	-	482 sq. ft. (44.76m ²)
Ancillary storage	-	75 sq. ft. (6.97m ²)
TOTAL	-	557 sq. ft. (51.57m ²)

- ▶ Gross Frontage – 33'0 (10.06m)
- ▶ Net Frontage – 31'6 (9.60m)

Plus Rear yard

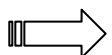
(All dimensions area approximate and for guidance only)

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

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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.



1A – 3A SUTTON COURT ROAD, W4 4NF

TO LET – NEW LEASE

FEATURES:

- ▶ **A2 - USE SHOP**
- ▶ Very well presented
- ▶ **DOUBLE FRONTED**
- ▶ Opposite Chiswick Town Hall
- ▶ **TO LET – NEW LEASE**
- ▶ **ALL GROUND FLOOR**
- ▶ Air - conditioned (*not tested*)
- ▶ Rear yard
- ▶ Convenient parking
- ▶ Joint sole agents



TERMS

- LEASE:** New full repairing & insuring lease for a term to be mutually agreed, subject to periodic upward only rent reviews.
- RENT:** **£25,000** per annum exclusive. *VAT may be applicable.*
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708.
We believe the rateable value for the shop is £11,250 – full exemption available for small businesses (parties to make their own enquiries to have this verified).
- LEGAL COSTS:** Each party to be responsible for their own legal costs in this transaction.
- EPC:** Band C (70).
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Landlord's joint sole agents:

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

Subject to Contract

11/2019