

PRIME SHOP LEASE AVAILABLE

CHISWICK

246 Chiswick High Road, W4 1PD



Location

Occupying a prime position on Chiswick High Road close to Chiswick Park Station and Turnham Green Station. Nearby retailers include **Marks and Spencer, Mint Velvet, Oliver Bonas, Waterstones, Tesco Express** and **The Carphone Warehouse**.

Description

The property is arranged over ground floor only and split between sales and rear ancillary accommodation.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	7.20 m	23 ft 7 ins
Internal Width	6.46 m	21 ft 2 ins
Internal Depth	24.24 m	79 ft 6 ins
Ground Floor Sales	149.57 sq m	1,610 sq ft
Ground Floor Ancillary	21.64 sq m	233 sq ft
Total	171.21 sq m	1,843 sq ft

Lease

Held on an effectively FRI lease expiring February 2024 with a rent review due in February 2019. The lease is contracted inside the Landlord & Tenant Act 1954.

- Staff unaware
- Mixed A1/A3 (Retail/Café) use
- Prominent position on Chiswick High Road
- External seating on the High Road

Rent

£120,000 per annum exclusive plus VAT (if applicable).

Terms

Offers invited.

EPC

Details are available upon request. Rating E-113.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £124,000.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, London Borough of Hounslow – 020 8583 2000.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

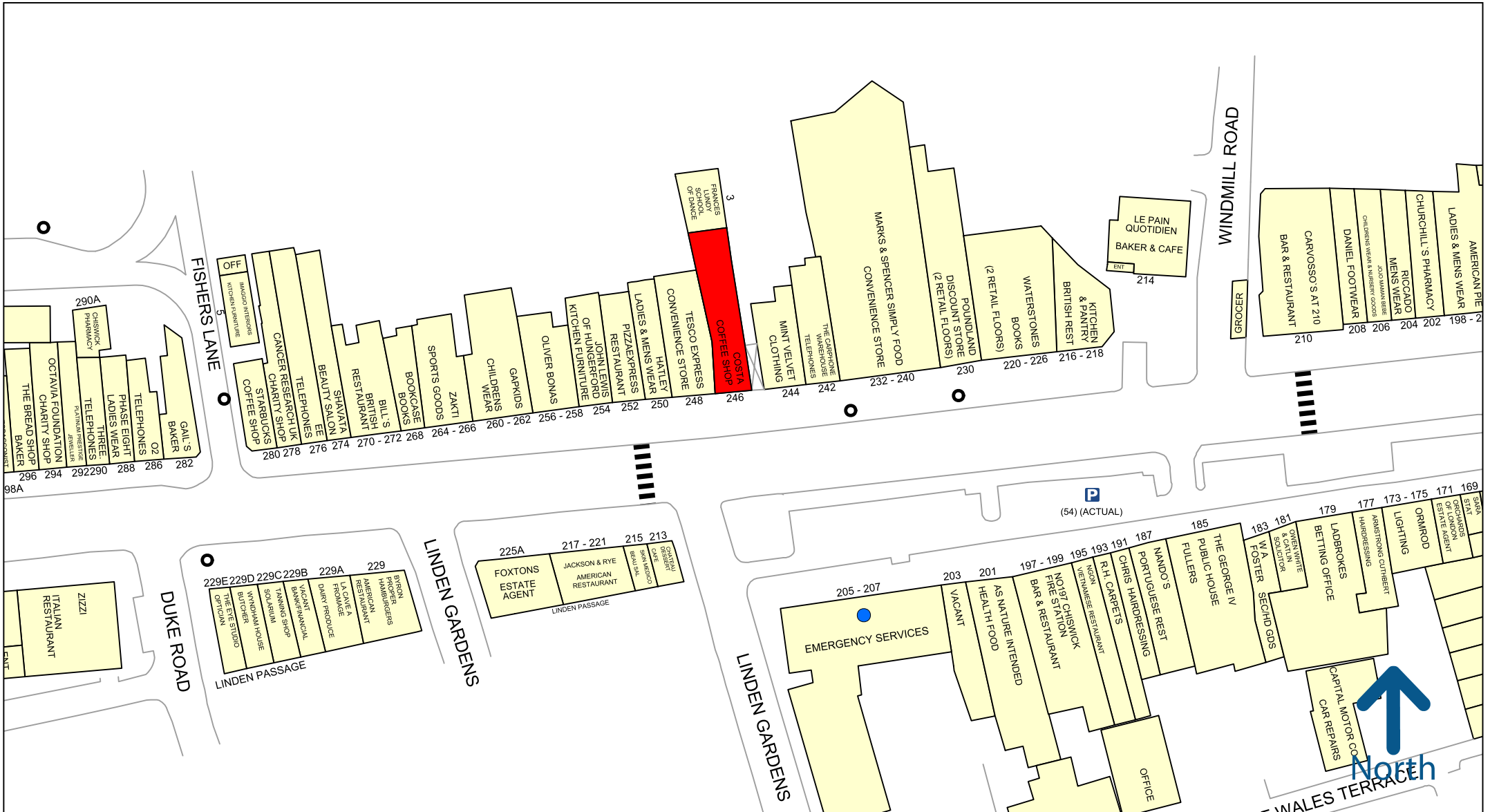
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50 metres

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