

TELEPHONE

020 8995 5678

● **CONFIDENTIALLY AVAILABLE** ●

VERY WELL PRESENTED – Central Chiswick location

A1 Use SHOP – 1,041 sq. ft. [96.7m²]

plus

Rear Storage – 389 sq. ft. [36.56m²]

First Floor – 375 sq. ft. [34.83m²]

250 CHISWICK HIGH ROAD
London W4 1PD

LEASE – FOR SALE



LOCATION:

Prominently situated in a prime position on the north side of Chiswick High Road (A315) in this busy parade between Fishers Lane (west) and Windmill Road (east). The shop is adjacent to Pizza Express and Tesco Metro. Other nearby traders include Costa Coffee, Oliver Bonas, Mint Velvet, Mountain Warehouse, Carphone Warehouse, M&S Foodhall, Gap Kids and Gail's Bakery. Turnham Green TfL (District Line) station is approximately ¼ mile to the north east. The area is served well by many bus routes. Convenient for 'Pay & Display' parking, and 'free parking' on the Glebe Estate CC Zone bays between 12.30 & 16.30 Monday to Friday.

ACCOMMODATION: This Shop (**A1 Use**) provides the following approximate floor areas:

GROUND FLOOR	1,041 sq. ft.	(96.71m ²)
Rear Storage	389 sq. ft.	(36.56m ²)
First Floor <i>limited access</i>	375 sq. ft.	(34.83m ²)
TOTAL	1,805 sq. ft.	(167.69m ²)

Gross Frontage	-	16'5	(5.01m)
Net Frontage	-	14'2	(4.32m)
Shop Depth	-	70'6	(21.49m)

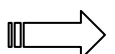
(Floor areas etc. are for guidance only)

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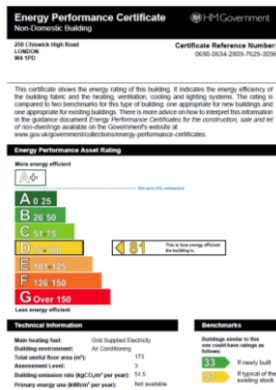
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FEATURES: **CONFIDENTIALLY AVAILABLE – STAFF UNAWARE – PLEASE RESPECT**
VERY WELL PRESENTED A1 USE SHOP, REAR STORAGE and FIRST FLOOR ●
Prime High Road position (north side) ● GOOD NATURAL LIGHT ● VERY BUSY &
POPULAR LOCATION ● **LEASE – FOR SALE**



TERMS

- LEASE:** The remainder of a Lease which expires March 2025, subject to an upward only rent review in March 2020.
- PASSING RENT:** £74,000 per annum exclusive. *VAT is applicable.*
- LEGAL COSTS:** Parties to be responsible for their own legal and professional costs in this transaction.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the Rateable Value for the shop is £81,500.
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by appointment through the Assignor's joint sole agents:

MJFINN COMMERCIAL

020 8995 5678
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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract
11/2018

Insight

Location and customer intelligence

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