

TELEPHONE

020 8995 5678

Attractive and well presented shop - popular location

SHOP A1 Use – 420 sq. ft. (39.02m²)

24 DEVONSHIRE ROAD CHISWICK, W4 2HD



TO LET or LONG LEASEHOLD FOR SALE

LOCATION:

Situated on the EAST side of popular Devonshire Road, some 75 metres south from the junction with Chiswick High Road (A315); close to Vinoteca restaurant & wine shop, W4 Bathrooms, Big Jims Trims, Chiswick Lighting and TopHat dry cleaners; opposite The Italian Job, La Trompette, Urban Pantry, May's Chinese and Shooting Star Chase. Benefiting from a high volume of both pedestrian and vehicular traffic flows, Devonshire Road is a known 'commuter run' from the Glebe Estate to Chiswick High Road and Turnham Green underground station. Convenient for all the excellent shopping and transport facilities of Chiswick. "Pay & Display" parking along Devonshire Road (30mins free parking) and 'free' parking 12.30 to 16.30 Monday to Friday (from 12.30 Saturday) in the Residents' CC Zone on the Glebe Estate.

ACCOMMODATION:

Arranged over the GROUND FLOOR, approximate net floor areas:

Shop (A1 Use)	365 sq. ft. (33.91m ²)
Rear Office / Store	55 sq. ft. (5.11m ²)
TOTAL (approx.)	420 sq. ft. (39.02m ²)

- Net Frontage: - 15'3 (4.65m)
- Shop Depth: - 28'3 (8.61m)

Plus: W.C./Washroom

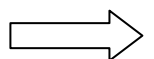
(Floor areas etc. are for guidance only)

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

11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

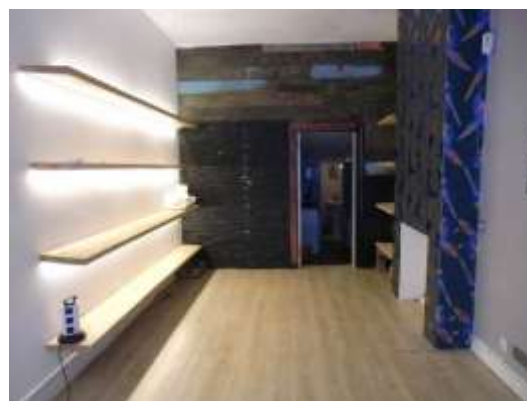
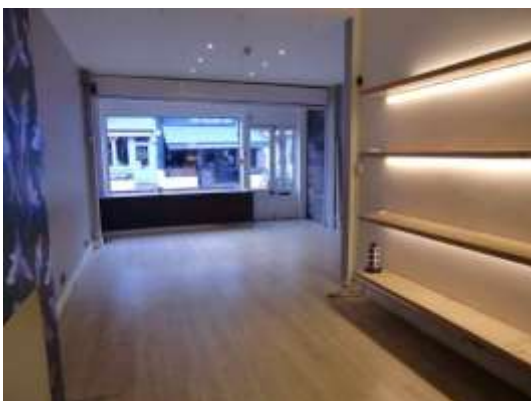
info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

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FEATURES:

WELL PRESENTED **A1 USE** SHOP • Boutique shopping parade • Popular location • Internal security shutter • Convenient parking • **To Let – New Lease or Long Leasehold - For Sale**



TERMS

either

LEASE:

A NEW full repairing & insuring lease to be held for a term of 12+ years, subject to rent reviews every 4th year.

RENT:

£32,500 per annum exclusive. We have been advised that VAT is not applicable.

LEGAL COSTS:

In-going tenant to pay £1,500 towards the Landlord's legal costs in this transaction.

or

FOR SALE:

LONG LEASEHOLD: 999 years from 25 March 1989. Vacant possession.

PRICE:

Offers invited in the region of **£495,000** subject to contract only.

LEGAL COSTS:

Each party to be responsible for its own costs. However, the purchaser to pay the vendor's solicitor £5,000 prior to the draft contract being issued, such sum will either be, a) forfeited in the event the purchaser withdraws, for whatever reason, or b) deducted from the purchase price upon completion.

RATES:

Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the rateable value is £24,500.

EPC:

Band C (68).

POSSESSION:

Immediately upon completion of legal formalities.

VIEWING:

Strictly by appointment through the Landlord's sole agent:

MJFINN COMMERCIAL

020 8995 5678

info@mjfinncommercial.co.uk

www.mjfinncommercial.co.uk

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

Subject to Contract 10/2k19