

TELEPHONE

020 8995 5678

“Rare A3-Use opportunity in Central Chiswick”

RESTAURANT (A3-Use) 1,045 sq. ft. [97.08m²]

+ BASEMENT kitchen & storage – 310 sq. ft. [28.80m²]

+ Rear yard – 120 sq. ft. [11.15m²]

Former Charlotte's Bistro

**6 TURNHAM GREEN TERRACE
CHISWICK W4 1QP**

TO LET – NEW LEASE

LOCATION:

Situated on the EAST SIDE of Turnham Green Terrace, close to the Chiswick High Road junction. Neighbouring retailers include Joe and the Juice, You Me Sushi, Starbucks, Côte Brasserie, Bayley & Sage, Sweaty Betty. Fara Kids and Macken Bros. Butchers. The position enjoys a high volume of both pedestrian and vehicular traffic flows. Only some 200 yards south of Turnham Green (District line) TfL station and the many bus routes which run along Chiswick High Road (A315) and Turnham Green Terrace (B491). 'Pay & Display/Pay by Phone' parking available on Turnham Green Terrace, incl. 30mins free.

ACCOMMODATION:

A3-Use Restaurant arranged over the ground, raised ground and basement floors, providing the following net internal floor areas:

Ground floor	335 sq. ft.	(31.12m ²)
Raised ground floor	710 sq. ft.	(65.96m ²)
Basement (kitchen + stores)	310 sq. ft.	(28.80m ²)
TOTAL	1,355 sq. ft.	(125.88m ²)

<input type="checkbox"/> Window Frontage	-	12'6	(3.81m)
<input type="checkbox"/> Gross Frontage	-	13'6	(4.12m)
<input type="checkbox"/> Overall Built Depth	-	78'0	(7.25m)

- Plus:**
- ▶ 3 x WCs/Washrooms
 - ▶ Rear yard - 120 sq. ft. - with storage shed/staff locker room
 - ▶ Additional restricted height storage housing sprinkler water tank

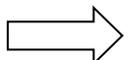
(the above measurements are approximate and for guidance only)

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6 Turnham Green Terrace, W4 1QP

FEATURES:

- ▶ **A3-USE** Restaurant
- ▶ Glazed roof lantern to rear
- ▶ Fitted bar
- ▶ Bi-folding doors
- ▶ Gas supply
- ▶ Cold store (basement)
- ▶ **Very well presented**
- ▶ Fitted kitchen in basement
- ▶ 60+ covers plus bar seating
- ▶ Part air-conditioned (not tested)
- ▶ 3 x W.Cs/Washrooms
- ▶ Rear yard with storage/staff locker room



TERMS

- LEASE:** A new full repairing & insuring lease for a term of 20 years subject to upward only rent reviews every 4th year.
- RENT:** **£75,000** per annum exclusive. *V.A.T. is not applicable.*
- PREMIUM:** Offers invited for the benefit of this off market A3-Use opportunity in prime Chiswick - Fixtures, fittings and furniture TBC.
- RATES:** Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the Rateable Value for the shop is £41,250.
- LEGAL COSTS:** The ingoing tenant to contribute £2,000 + V.A.T. towards the Lessor's legal costs in this transaction.
- EPC:** An EPC has been commissioned.
- POSSESSION:** To be confirmed.
- VIEWING:** By prior appointment through the Lessor's sole agent:

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

Subject to Contract 03/2020