

TELEPHONE

020 8995 5678

“PROMINENTLY SITUATED OPPOSITE SAINSBURY’S SUPERSTORE”

SHOP - 665 sq. ft. (61.78m²)

Basement - 1,330 sq. ft. (123.56m²)

With rear loading & 1 parking space

REDUCED

**4 ACTON LANE
CHISWICK W4 5NB**

LONG LEASE - FOR SALE



LOCATION:

Situated in a prominent position, on the west side of Acton Lane (B490), directly opposite the entrance to Sainsbury’s car park and adjacent to Dukes Gate office development, some 60 metres north of the busy traffic light junction with Chiswick High Road (A315). Chiswick Park TfL (District Line) station is about 50 metres to the north. Convenient for ‘pay and display’ parking and limited free short term parking close-by. The rear access/loading and parking is approached from Chiswick Road.

ACCOMMODATION:

GROUND FLOOR SHOP with LARGE BASEMENT STORES:

Shop	665 sq. ft.	(61.78m ²)
Basement <small>(CH 6’10)</small>	<u>1,330</u> sq. ft.	<u>(123.56m²)</u>
TOTAL	1,995 sq. ft.	(185.34m²)

Net Frontage - 26’9 (8.16m)

Shop Depth - 31’6 (9.60m)

Kitchen & W.C./Washroom

Plus Rear drive provides off-street loading and 1 x parking space

(the above measurements are approximate and for guidance only)

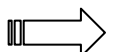
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11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

info@mjfinncommercial.co.uk

www.mjfinncommercial.co.uk

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FEATURES:

- **PROMINENT POSITION:** opposite Sainsbury's, just north of Chiswick High Road
- Shop (A1 Use) with larger than average basement/lower ground floor storage room with rear access
- **One allocated parking space**
- Very close to Chiswick Park TfL (District Line) station
- Convenient parking options
- **Long Lease For Sale**



TERMS

- FOR SALE:** **LONG LEASE** – 985+ years at a peppercorn Ground Rent – Vacant possession.
- PRICE:** Offers invited in excess of **£699,950**, subject to contract only
- LEGAL COSTS:** Each party to be responsible for its own costs. However, the purchaser has 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. The rateable value for the shop is £19,250.
- EPC:** Band D (97).
- POSSESSION:** Immediately upon completion of legal formalities.
- VIEWING:** Strictly by prior appointment through the Vendor's sole agent:

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Subject to Contract

(02/2k20)