

TELEPHONE

020 8995 5678

MJFINN
COMMERCIAL

“PROMINENT POSITION – DOUBLE FRONTED”

A1-USE SHOP: 945 sq. ft. (87.8m²)

488/490 CHISWICK HIGH ROAD
LONDON W4 5TT



TO LET – NEW LEASE

LOCATION:

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315) close to junction with Chiswick Road and the new development of 500 Chiswick High Road with Snap Fitness occupying the ground floor and directly opposite Cotswold Outdoor and the Metropolitan Safe Deposits. 200m west of the traffic light junction with Acton Lane/Sutton Lane North B490 (Turnham Green). Forming part of this busy parade of shops, restaurants, snack bars, etc. and close to a number of new residential developments and office blocks; only 400m east of **Chiswick Business Park**. Chiswick Park TfL (District Line) is within 250m, close to Sainsbury's Food Store. Nearby retailers include Halfords, Majestic Wine, Neptune, Richer Sounds, etc.. Many bus routes pass the property. Convenient for 'pay & display/Pay by Phone' parking, and a loading bay to the front.



ACCOMMODATION:

The premises are arranged over the **ground floor** and provide the following approximate Net Internal Floor Areas:

RETAIL	-	795 sq. ft.	(73.86m ²)
STORE/OFFICE	-	150 sq. ft.	(13.94m ²)
TOTAL	-	945 sq. ft.	(87.8m ²)

PLUS: W.C/Washroom

- Window Frontage - 30'6 (9.30m)
- Gross Frontage - 34'0 (10.37m)
- Shop Depth - 25'0 (7.62m)

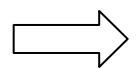
(Floor areas etc. are for guidance only)

www.zoopla.co.uk www.EGPropertylink.com www.movehut.co.uk

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● REDUCED RENT ●

FEATURES:

- ▶ Prominent double fronted shop
- ▶ All ground floor
- ▶ Convenient parking & loading
- ▶ **TO LET – NEW LEASE**
- ▶ **A1-Use**
- ▶ Electric security shutters
- ▶ Air-conditioning (not tested)



REDUCED
RENT

TERMS

LEASE:

New full repairing & insuring lease for a term of 8 years or longer with a mutual break clause, subject to rent reviews every 4th year.

The lease to be held outside of the security provisions of the Landlord and Tenant 1954 Act, Part II as amended.

RENT:

REDUCED: £54,995 per annum exclusive. The rent is not subject to V.A.T..

RATES:

Please contact the London Borough of Hounslow on 020 8583 5708.

EPC:

Band C (68).

LEGAL COSTS:

The ingoing Tenant to contribute £2,000 + V.A.T. towards the Lessor's legal costs in the transaction.

VIEWING:

Strictly by appointment through the Lessor's sole agent:

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

Subject to Contract - July 2020