

TELEPHONE

020 8995 5678

MJFINN
COMMERCIAL

FOR SALE

'VIRTUAL FREEHOLD' RETAIL INVESTMENT

SHOP & BASEMENT

(LET – Business Not Affected)

60 CHISWICK HIGH ROAD
LONDON
W4 1SY



LOCATION:

Situated on the north side of Chiswick High Road (A315), close to the corner with Merton Avenue (west side); mid-way between the traffic light junctions with Goldhawk Road (A402) and Chiswick Lane (A316). Adjacent to Decorex home furniture; nearby traders include Prontaprint, Villa di Geggiano Italian restaurant, Fletchers estate agents, The Good Wine Shop, Firezza pizzeria, Arrow Electrical, the new Chiswick Cinema (*under construction at 94 Chiswick High Road*) and diagonally opposite Best Western Chiswick Palace. Many bus routes pass the property. Within ½ mile of Stamford Brook (district line) TfL station. Convenient for Pay & Display/Pay by Phone parking in nearby roads.

ACCOMMODATION:

Attractive **commercial premises**, trading as Aurora Spa Chiswick – *business not affect* – arranged over the ground floor and basement which provide the following approximate Net Internal Areas: -

GROUND FLOOR (max CH 11'1) - **375 sq. ft.** (34.84m²)

Arranged as retail area plus treatment room

BASEMENT (CH 7'5) - **280 sq. ft.** (26.01m²)

Arranged as open plan plus treatment room and kitchenette

TOTAL - **655 sq. ft.** (60.85m²)

PLUS: ► W.C./Washroom (*basement*)
► Ample Storage

Net Frontage - 10'2 (3.10m)
 Gross Frontage - 11'6 (3.51m)
 Overall Shop Depth - 31'9 (9.68m)

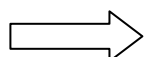
(Floor areas etc. are for guidance only)

www.zoopla.co.uk www.egpropertylink.com www.movehut.co.uk

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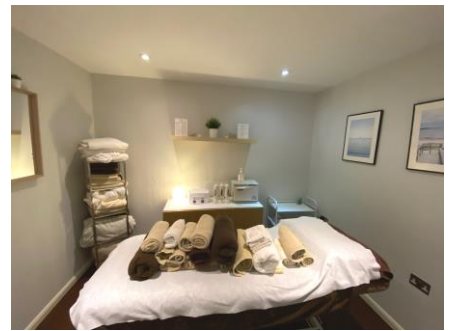
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FEATURES:

- ▶ Extremely well presented and maintained ground floor SHOP & basement
- ▶ **Commercial Investment - Rental income £25,000 p.a.x.**
(T/A Aurora Spa Chiswick – BUSINESS NOT AFFECTED)
- ▶ Attractive parade
- ▶ LED Lighting
- ▶ Affluent area
- ▶ Solid wood flooring with under floor heating
- ▶ Air-conditioning *(not tested)*
- ▶ Close to the new Chiswick Cinema *(under construction)*
- ▶ **Long Leasehold Investment – For Sale – Sole Agent MJFinn Commercial**



TERMS

LONG LEASEHOLD/VIRTUAL FREEHOLD SUBJECT TO SUBSISTING LEASE

FOR SALE:

LONG LEASEHOLD: Held for a term of 999 years from 24 September 2014 (exp. 3013), at a Peppercorn Ground Rent. Repairs and Insurance etc. by fair proportion - recoverable from the Tenant.

INCOME:

SHOP:

*Let on a full repairing & insuring lease for a term of 10 years from 6 August 2018 (exp. 2028), subject to a rent review at the anniversary of the 5th year. **Passing rent £25,000 p.a.x.***

Tenant:

Aurora Beauty Treatments Limited, T/A Aurora Spa Chiswick.

PRICE:

Offers invited in the region of **£420,000** subject to contract only.
We are advised that VAT is not applicable.

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:

Rateable Value: £19,000 - London Borough of Hounslow on 020 8583 5708.

EPC:

Available upon request.

POSSESSION:

Immediately upon completion of legal formalities.

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 09/2k20