



50 Chiswick High Road, W4 1SZ
Shop To Let
493 SQ FT (45.80 Sq M)



Available Immediately
Flexible Terms
Rent £30,000 per annum



Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Banco Surveyors Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Banco Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property (v) all rentals and prices are exclusive of VAT.

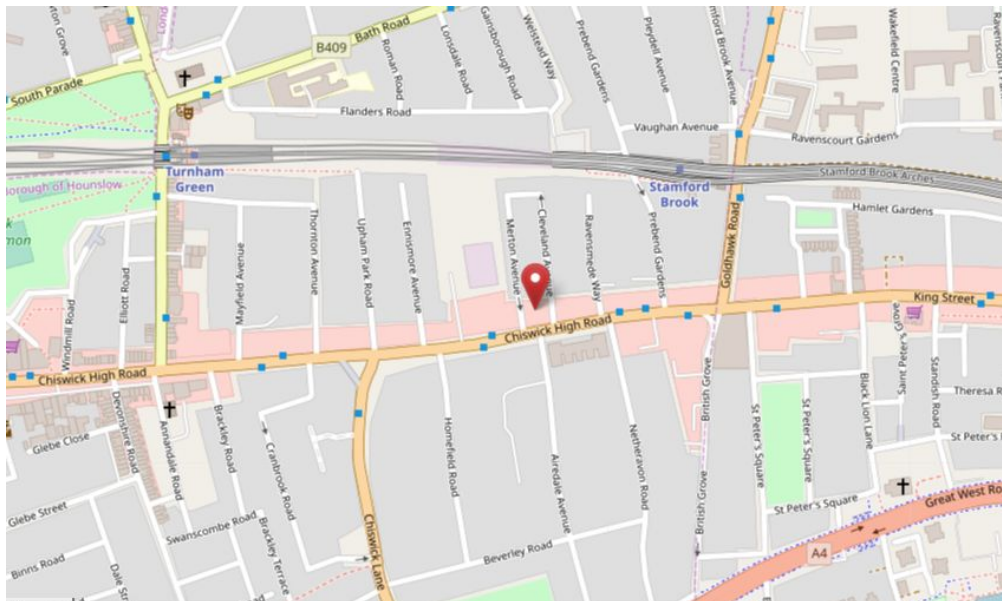


Description

The property comprises an attractive ground floor shop providing a sales area of 716 ft sq. The premises benefits from a sui generis planning consent, permitting a range of possible users, subject to formal confirmation.

Location

The shop is situated on the popular north side of Chiswick High Road, midway between Chiswick Lane and Goldhawk Road, and within 1/2 mile of Stamford Brook Tube Station. Numerous bus services are close by. Nearby occupiers include Prontaprint, Firezza, Aurora Spa, Hearing Well and Decorexi, as well the well known Villa De Geggiano restaurant. The new Chiswick Playhouse Cinema is under development just to the west.



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Floor Areas

Gross frontage 15'2" (Net frontage 14'7")
Shop depth 55'8"
Ground floor 717 ft sq. (66.6 m sq.)
EPC: Band C (70)

Terms

The premises are available on a new FR&I lease for a term to be agreed at a rent of £30,000 pax, subject to 5 yearly rent reviews. Subject to contract.

Rateable Value

£22,250

Legal Costs

Each party to be responsible for their legal costs.

Viewing

Contact: Mr Harj Banger, Banco Surveyors Ltd
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