

SHOP / SHOWROOM LEASE FOR SALE

A1 Use 1,900 sq ft



**140 Chiswick High Road
Chiswick, London W4 1PU**



Prominent Shop, Busy Location, Rear Access and Parking

1906 sq ft (177 m²) SHOP LEASE FOR SALE



www.so-retail.co.uk

LOCATION



Location

The property occupies a prominent position on Chiswick High Road adjacent Brew and Adventures in Furniture. Nearby retailers include; Franco Manca, Honest Burger, Leyland. The premises is close to the junction with Turnham Green Terrace.



Showroom Photographs

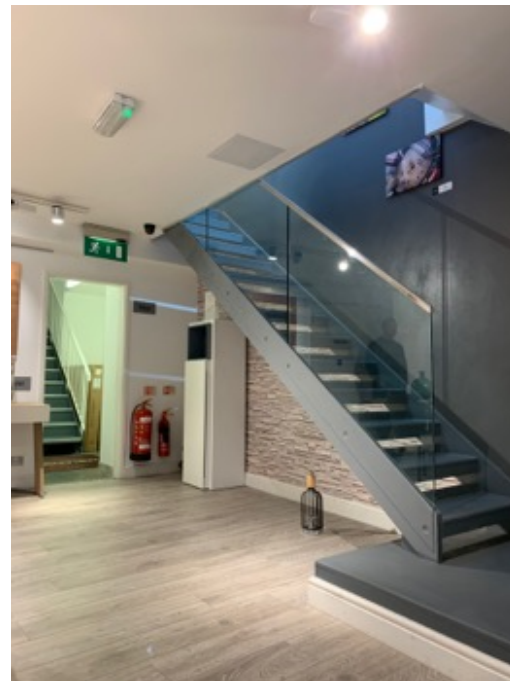


Rear Access & Parking

Rear Entrance to the Shop

Basement

Good Ceiling Height,
Excellent Condition
Dual Staircase access to
Basement



MARKETING INFORMATION

The premises provides an open plan layout with dual staircase access to the basement. The basement offers scope to be used as ancillary space or sales space. The shop is currently fitted out to a high standard, both at ground floor and basement levels. Approximate Net Internal Floor Areas:

SHOP SIZE

GF	1,115 sq ft	104 sq m
B	791 sq ft	73.5 sq m

RENT / TERMS

The premises is currently held on a lease from 2nd September 2016 for a term of 10 years. The Lease contains a tenant option to break in September 2021. **The Current passing rent is £65,000 pax.**

Premium of £20,000 is required.

Loading / Car Parking

The property has a parking space / loading area at the rear and glazed rear access.

Business Rates

The current rateable value is £60,500. The UBR is 49.3p. Please contact the relevant authority for further information.

EPC

Available on Request

STAFF UNAWARE, STRICKLY CONFIDENTIAL MARKETING.

For further information or to arrange to view the premises, please contact SO Retail

CONTACT

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SUBJECT TO CONTRACT

