



Picton Jones & Co

0121 643 3232

TO LET
SHOP & PREMISES
25 TURNHAM GREEN TERRACE
CHISWICK
LONDON, W4 1RG



SITUATION/LOCATION

Chiswick is a highly affluent and vibrant London Village, located within the London Borough of Hounslow, 6 Miles (10 km) to the West of Central London.

Drawing a Catchment Population of approximately 250,000 from within the London Borough of Hounslow, Chiswick provides an extensive Retail Offer.

Located on the Western Side of Turnham Green Terrace, the Premises are equidistant to Chiswick High Road and Turnham Green Tube Station with adjoining and nearby Retailers including High Quality Independent Retailers complemented by Multiple Occupiers such as Starbucks, Sweaty Betty, Cote Brasserie, Etc.

DESCRIPTION/ACCOMMODATION

The Premises Comprise a Ground Floor Retail Shop with Basement Ancillary and are Fully Fitted Out to a high standard with a Modern Shop Front, Lined / Plastered Walls, Ceiling, Lighting, etc. – Ready to Trade.

Ground Floor Sales	330 sq ft
Basement Ancillary	325 sq ft
WC Accommodation	

- **PROMINENT & BUSY LOCATION**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

TENURE / RENTAL

The Premises are held by way of Existing Lease for a Term of Years Expiring 23rd March 2024 on an Effective FRI Basis at a Competitive Rental as follows:-

March 2020 – March 2021	-	£25,500 p.a.x
March 2021 – March 2022	-	£26,500 p.a.x
March 2022 – March 2024	-	£27,500 p.a.x

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

RATEABLE ASSESSMENT

We are verbally advised that the Retail premises have a Rateable Value of £27,500.00 and rates payable for 2020/2021 of £13,502.50.00.

A 12 month business rates holiday for all 'eligible' Retail and Leisure Businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the Local Authority.

LEGAL COSTS

The Ingoing Tenants to be responsible for all legal costs associated with the transaction.

VIEWING

STRICTLY BY APPOINTMENT Viewing is Strictly through Appointment with the Sole Retained Agents, Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/06/2020.).

SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



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