



**A1 & Part D1/D2
DOUBLE SHOP
To Let
87-89 Chiswick
High Road
London W4 2EF**

**1590 sq ft
£52,000 pa**

CONFIDENTIALLY AVAILABLE DUE TO RELOCATION

LOCATION

Situated in a fantastic and highly visible trading position in the busy thoroughfare of Chiswick High Road (A315) close to the junction with Chiswick Lane and a few minutes walk from Turnham Green Tube Station. Other nearby occupiers include The Roebuck Pub Sainsburys Local Outsider Tart Peppermint Brewers Feather & Black as well as numerous bars, restaurants and cafes which serve the large and affluent local residential population.

ACCOMMODATION The premises comprise a recently fitted out Coffee shop and childrens play area with a yoga studio on the lower ground floor with rear access. Kitchen & W/C, 3 phase power and air conditioning, wood floors. The lower ground floor has D1/D2 planning use for a childrens crèche and yoga studio.

The property extends to the following approximate sizes and dimensions:
Ground Floor: 800 sq ft
Lower Ground 790 sq ft
Rear parking Space

TERM

A new 12 year FRI lease is available with 4 yearly rent reviews to the higher of open market or RPI.

RENT

£52,000 pa

RATES

Rateable Value £57,000 Payable £tbc.00 (2019/20)

VIEWING

For a walk through tour follow this link
<https://fulham-performance.vr-360-tour.com/e/LAABcn5vLms/e>

Contact : Vause Cribb & Co

Richard Vause

07958 340 865

rick@vausecribb.co.uk

Thomas Cribb

07886 275 360

tom@vausecribb.co.uk

While we endeavour to make our sales details accurate and reliable, if there is any which is of particular importance to you please contact this office and we will be pleased to check information for you, particularly if you are contemplating travelling some distance to view the property. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere. These particulars comply with the requirements of the Property Misdescription Act 1991.









Chartered Surveyors :: Commercial Property Agents :: Investment Consultants
Fulham Park House 1a Chesilton Road London SW6 5AA :: 020 7731 8001
1a Craven Mews Battersea London SW11 5PW :: 020 7223 1188
www.vausecribb.co.uk