

COMMERCIAL PROPERTY

A2 OPPORTUNITY

TO LET

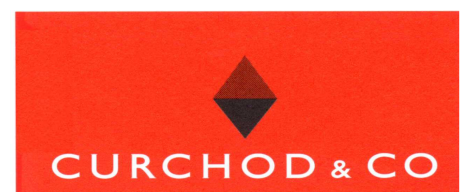
1,884 sq ft (175.07 sq m)



**2 CHISWICK HIGH ROAD, LONDON,
W4 1TE**

Telephone: 01932 823614 Fax: 01932854370

Messrs Curchod & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Curchod & Co. has any authority to make or give any representation or warranty whatever in relation to this property. Any rent or price stated in these details is exclusive of V.A.T. where applicable.



CHARTERED SURVEYORS
LAND PROPERTY &
CONSTRUCTION CONSULTANTS
Portmore House
54 Church Street Weybridge
Surrey KT13 8DP

Description:	Terms: (subject to contract)						
<p>The premises comprise of an ex bank and benefit from A2 use of The Town and Country Planning Act 1987. The shop has separate male and female WC's and kitchenette facilities. To the rear of the premises is a secure vault, staff/storage area and a small basement area to provide further storage facilities. The shop has a return frontage onto Chiswick High Road and Goldhawk Road providing high prominence. The shop also has a side access off Goldhawk Road which allows for loading/unloading and emergency exit provisions.</p>	<p>The premises are available by way a new full repairing and insuring lease for a term to be agreed.</p>						
	<p>Rent:</p> <p>£45,000 per annum exclusive.</p>						
	<p>Rates:</p> <table border="0"> <tr> <td>Rateable Value</td> <td>£35,000</td> </tr> <tr> <td>Rates Payable</td> <td>£16,975 pa</td> </tr> <tr> <td colspan="2">UBR: 48.5p in the £ (2009-2010)</td> </tr> </table>	Rateable Value	£35,000	Rates Payable	£16,975 pa	UBR: 48.5p in the £ (2009-2010)	
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UBR: 48.5p in the £ (2009-2010)							
Location:	Legal Costs / VAT:						
<p>Chiswick High Road is located approximately 8 miles west of Central London. The town benefits from access to J1 of the M4. The subject property is situated within the heart of Chiswick in a mixed use area comprising a parade of local retail properties and residential properties. Chiswick railway station is located less than 1 mile from the property which provides a regular connection to London with a Journey time of less than 30 minutes.</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>						
Accommodation available:	Viewing & Further Information:						
<p>The property has been measured on the basis of net internal areas and the approximate floor areas are as follows:-</p> <table border="1"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>1,884</td> <td>175.07</td> </tr> </tbody> </table>		sq ft	sq m	Total	1,884	175.07	<p>Strictly by appointment through sole agents Curchod and Co. Contact Ian Oswin or David Gawne.</p> <div data-bbox="932 1514 1417 1832" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> <p>www.curchodandco.com</p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p>
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SUBJECT TO CONTRACT