

COMMERCIAL PROPERTY

A3/A4 OPPORTUNITY TO LET

5,571 sq ft (517.63 sq m)



**GROUND FLOOR & BASEMENT
30-34 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.


CURCHOD & CO

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

Description:	Terms: (subject to contract)											
<p>The premises occupy the ground and basement of a mid terrace property with a glazed retail frontage and part concertina doors. There is an external court yard to the rear of the property. The premises provide a single trading area at ground floor with bar, fixed seating and ample room for tables and chairs. Ancillary accommodation comprises a commercial kitchen, disabled WC and storage areas at this level. The basement provides a cold beer cellar, staff changing rooms and WC, office, drinks store, dry storage, walk in freezer, large foyer and public male and female WC's.</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>Upon application.</p>											
	<p>Rates:</p>											
<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 under 30 minutes.</p>	<table border="0"> <tr> <td>Rateable Value</td> <td>£21,750</td> </tr> <tr> <td>Rates Payable</td> <td>£10,548.75 pa</td> </tr> <tr> <td colspan="2">UBR: 48.5p in the £ (2009-2010)</td> </tr> </table>	Rateable Value	£21,750	Rates Payable	£10,548.75 pa	UBR: 48.5p in the £ (2009-2010)						
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<p>Legal Costs / VAT:</p>												
<p>Accommodation available:</p>	<p>Each party to bear their own legal costs.</p> <p>Prices are quoted exclusive of VAT which may be charged.</p>											
<p>The property has been measured on the basis of net internal areas and the approximate dimensions are as follows:-</p> <table border="1"> <thead> <tr> <th></th> <th>sq ft</th> <th>sq m</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>4,027</td> <td>374.14</td> </tr> <tr> <td>Basement</td> <td>1,544</td> <td>143.49</td> </tr> <tr> <td>Total</td> <td>5,571</td> <td>517.63</td> </tr> </tbody> </table>			sq ft	sq m	Ground Floor	4,027	374.14	Basement	1,544	143.49	Total	5,571
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<p>Viewing & Further Information:</p>	<p>Strictly by appointment through sole agents Curchod and Co. Contact Ian Oswin or Dave Gawne.</p> <div data-bbox="922 1496 1401 1760" style="text-align: center;">  <p>CURCHOD & CO</p> <p>01932 823614</p> </div> <p>ioswin@curchodandco.com dgawne@curchodandco.com</p>											

SUBJECT TO CONTRACT