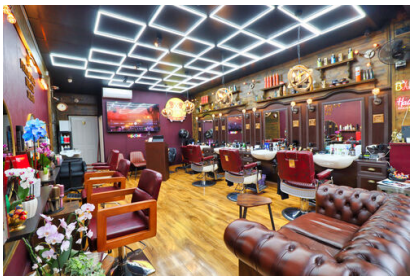
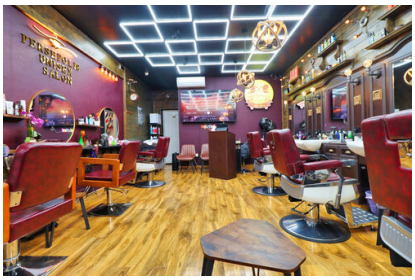
Kingworths
ESTATE AGENTS

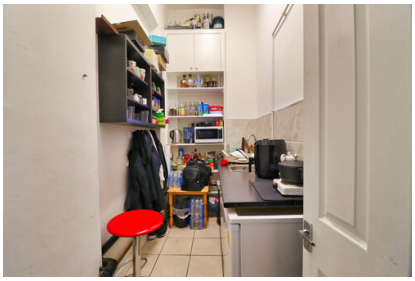














6 Bedford Corner, The Avenue, Chiswick, W4 1LZ

£ 28,500 Per Annum

Chiswick | E Class Unit | 6BC

Highlight Features

✓ **398 sq ft**

✓ **Available Now**

✓ **E Class Use**

✓ **Furnished**

✓ **Lease for Sale: £35,000**

✓ **Near Turnham Green St**

Description

Stunning commercial unit to let in Chiswick, suitable for a variety of uses within E Class order, which is currently being operated as unisex salon. The property consists of main floor area, kitchenette, WC and utility room.

Location:
Situated just a stone's throw away from Turnham Green Station in Chiswick, providing quick access into central London and surrounding areas. Chiswick High Street is within 3 minutes' walk and provides a whole host of well known retailers, banks, restaurants and bars.

Terms:
Available by a way of an assignment of a Full Repairing and Insuring lease (FRI) which commenced on 7th March 2025 for 16 years with four yearly rent reviews, at an annual rent of £28,500.

Premium / Goodwill:
The owner is seeking £35,000 goodwill / premium for the benefit of the leasehold, fixtures and fittings.

Accommodation:
Ground floor lock up unit: 37 sq m | 398 sq ft

Usage:
We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Hounslow Council.

Business rates:
Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

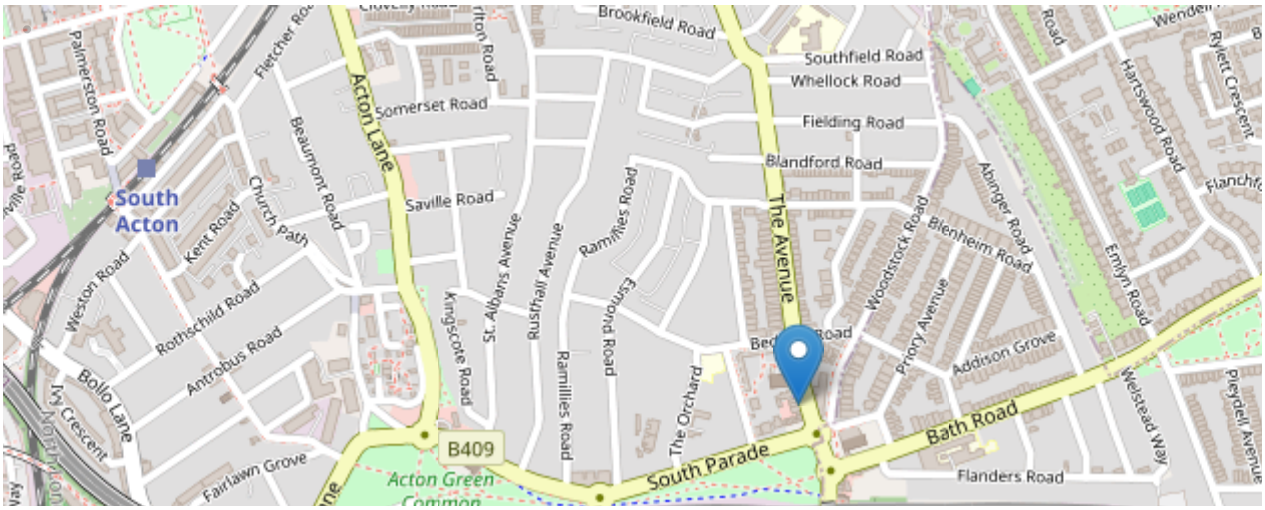
Value Added Tax:
Vat is not applicable on the rent.

EPC:
This property has an energy performance rating of: D (97).

Legal Costs:
Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's reasonable legal costs.

Viewings:
Strictly by an appointment via Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths
Westlink House, 981 Great West Road, Brentford, TW8 9DN
Tel: 020 8226 0141
Email: info@kingworths.com