



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 - 85k
- ✓ 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. Further financial commitments include three months' rent in advance and 6 to 9 months' rent deposit, depending on references.

Premium / Goodwill:

The owner is seeking £85,000 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).

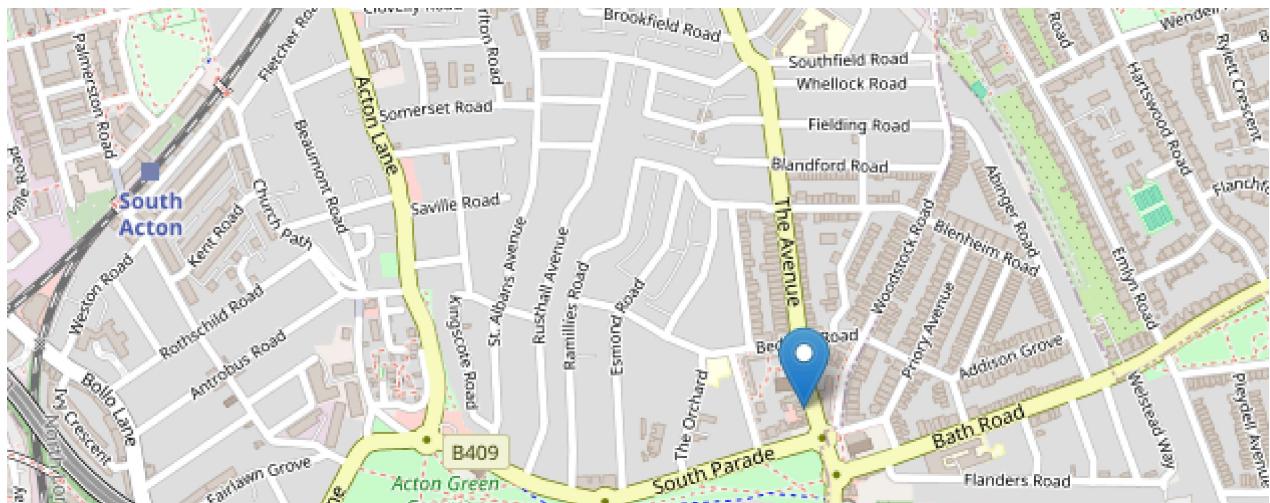
Legal Costs:

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