

LEASE FOR SALE



Strand on the Green, Chiswick, W4

£ 8,500 Per Annum

Highlight Features

- ✓ E Class Use
- ✓ Great Transport Links
- ✓ Premium Applicable
- ✓ Rarely Available Location
- ✓ Renewable Lease
- ✓ Three Phase Electricity

Description

Premium | Goodwill: £139,950

Rare opportunity to acquire a lease for commercial unit, suitable for a variety of uses within E Class order in a sought-after location in Chiswick, W4. The property consists of ground and first floor spaces. Further benefits include plenty of storage space and great value, low annual rent. Current tenant has been trading as dry cleaners since 2007.

Location:

The premises is located in ever popular Strand on the Green, Chiswick, W4. Located within a 1-minute walk from Kew Bridge mainline station which provides a fast access into central London. Brentford FC stadium known as Gtech Community Stadium (opened in 2020) is located within 2-minute walk and attracts high footfall on match days. Local area has a whole host of retail businesses, cafes, restaurants as well as being within stone's throw away from river Thames. World famous Kew Botanic Gardens are within 10 min walk.

Terms:

Available by a way of an assignment of a 15 year Full Repairing and Insuring lease (FRI) which commenced in April 2022 at an annual rent of £8,500.

Premium / Goodwill:

Current tenant is seeking a premium / goodwill of £139,950. **OFFERS INVITED.**

Accommodation:

Ground floor: 36 sq m / 129 sq ft

First floor: 12 sq m / 387 sq ft

Total: 48 sq m / 516 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 Hounslow Council.

Business rates:

This premises qualifies for 100% relief but applicants are advised to make their own enquiries with London Borough of Hounslow Council.

EPC:

An EPC has been commissioned.

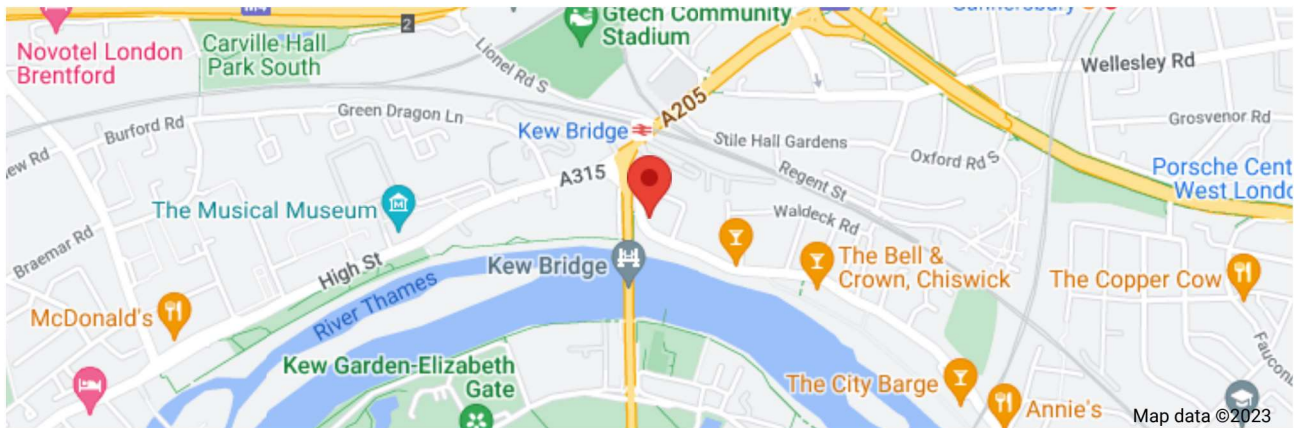
Legal Costs:

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