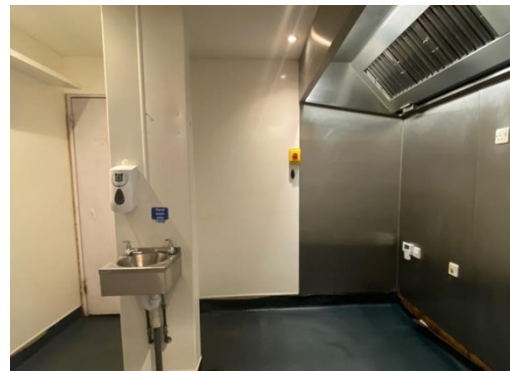


TO LET

RARE OPPORTUNITY - DRINKING ESTABLISHMENT

MJFINN
COMMERCIAL

020-8995 5678



13 DEVONSHIRE ROAD, CHISWICK W4 2EU

805 sq.ft. (75 sq.m.)

Description: Well known Drinking Establishment (Sui Generis Use) arranged over the ground floor of this mid-terraced period building with the benefit of a 125 sq. ft. private front terrace and rear pedestrian access. Premises Licence details upon request.

Currently arranged with a large open seating area (CH 10ft), fitted bar with two service windows through to kitchen and prep areas to the rear, plus two WCs/washrooms and storage cupboard.

► Gross frontage: 19'6 ► Window frontage: 17'0 ► Internal width: 18'7

Location: Situated on the WEST side of popular Devonshire Road, just before the junction with Glebe Street and within 10m of Chiswick High Road (A315). Nearby traders includes La Trompette Michelin starred restaurant, Lark London, Lea & Sandeman, Duci gelato, KFH, Cykl Haus Boutique, Vinoteca restaurant & wine shop, Simon Carter menswear, Chiswick Pets, Big Jim's Trims and Tamp Coffee. Convenient for all the excellent shopping and transport facilities of Chiswick. Turnham Green Tfl (District line) station ¼ mile to the north.

FLOOR

Seating/bar/kitchen	685	64
Ancillary incl. 2x WC's	120	11
TOTAL	805 sq. ft.	75 sq. m.

www.mjfinncommercial.co.uk

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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

Features:

- RARE OPPORTUNITY - Central Chiswick
- Drinking Establishment - Sui Generis Use
- Premises Licence details on request
- Private front terrace - 125 sq. ft.
- 2 x WCs/washrooms
- Fitted service bar with hatch to kitchen
- Fitted extraction flue
- Air-conditioning (not tested)
- Rear pedestrian access
- 3 Phase electricity supply (tbc)

Terms:

A new full repairing and insuring lease for a term of 15 years, subject to upward only rent reviews every 5th year.

Premium:

Offers invited for this unique opportunity and the beneficial features and amenities it offers.

Area:

805 sq. ft. (75 sq. m.)

Rent:

£52,000 p.a.x.

Service Charge:

By fair proportion.

Rates:

Please contact the London Borough of Hounslow.
Rateable value: £42,250 (2022/23).

Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..

EPC:

D (87)

VAT:

VAT is not applicable.

Legal Costs:

The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.

Possession:

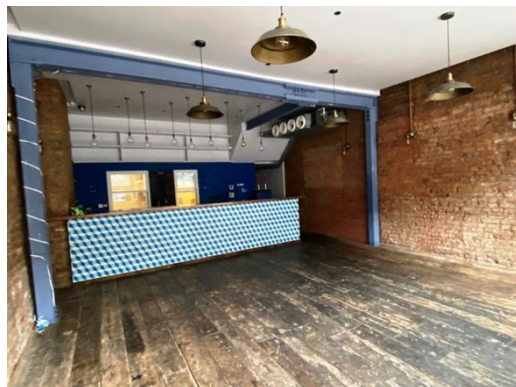
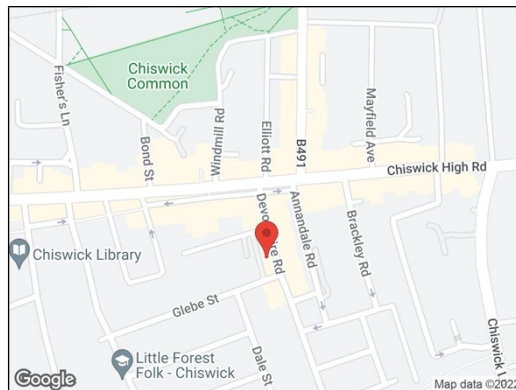
Immediately upon completion of legal formalities.

Viewing:

Strictly by appointment only.

Contact:

Jojo Finn
020 8995 5678
jojo@mjfinncommercial.co.uk



Subject to Contract: Jul-22