



Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP & PREMISES**  
**25 TURNHAM GREEN TERRACE**  
**CHISWICK**  
**LONDON, W4 1RG**



**SITUATION/LOCATION**

Chiswick is a highly affluent and vibrant London Village, located within the London Borough of Hounslow, 6 Miles (10 km) to the West of Central London.

Drawing a Catchment Population of approximately 250,000 from within the London Borough of Hounslow, Chiswick provides an extensive Retail Offer.

Located on the Western Side of Turnham Green Terrace, the Premises are equidistant to Chiswick High Road and Turnham Green Tube Station with adjoining and nearby Retailers including High Quality Independent Retailers complemented by Multiple Occupiers such as Starbucks, Sweaty Betty, Cote Brasserie, Etc.

**DESCRIPTION/ACCOMMODATION**

The Premises Comprise a Ground Floor Retail Shop with Basement Ancillary and are Fully Fitted Out to a high standard with a Modern Shop Front, Lined / Plastered Walls, Ceiling, Lighting, etc. – Ready to Trade.

Ground Floor Sales 330 sq ft  
Basement Ancillary 325 sq ft  
WC Accommodation

- **PROMINENT & BUSY LOCATION**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

**TENURE / RENTAL**

The Premises are held by way of Existing Lease for a Term of Years Expiring 23<sup>rd</sup> March 2024 on an Effective FRI Basis at a Competitive Rental as follows:-

March 2020 – March 2021	-	£25,500 p.a.x
March 2021 – March 2022	-	£26,500 p.a.x
March 2022 – March 2024	-	£27,500 p.a.x

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

**RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £26,250 and rates payable for 2023/2024 of £13,098.75.

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1<sup>st</sup> April 2023 until 31<sup>st</sup> March 2024 (up to a total saving of £110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information.

**LEGAL COSTS**

The Incoming Tenants to be responsible for all legal costs associated with the transaction.

**VIEWING**

**STRICTLY BY APPOINTMENT** Viewing is Strictly through Appointment with the Sole Retained Agents, Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022.).

**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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