



66 Southfield Road

Chiswick, W4 1BD

**Retail shop in prominent
Bedford Park location
available for the first time in
many years**

736.52 sq ft
(68.42 sq m)

- Ground Floor Shop
- Prominent Bedford Park location
- Would also suit a range of uses
- Available on a new lease
- No premium

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Summary

Available Size	736.52 sq ft
Rent	£32,500 per annum
Rateable Value	£12,250 Small Business Rates Relief should apply for qualifying ratepayers
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property offers a generous retail frontage of 22', narrowing gradually towards the rear. The property is arranged to provide good clear sales space to depth around 34 feet, with kitchenette, WC and ancillary space to the rear. There is a rear yard and car parking.

The property provides 747 ft² of total accommodation (736.5 ft² NIA).

The property is to be let as seen, as in the condition left by the previous occupier, and as such will benefit from an incoming tenant's fit out.

Location

Situated in a prominent position facing south west along The Avenue to the north of Bedford Park. The area is renowned for its leafy surroundings, nestled amidst a vibrant neighbourhood that offers a wealth of amenities, including renowned restaurants, cafes, shops, parks, and leisure facilities. These amenities contribute to the area's appeal and make it an attractive destination for businesses and visitors alike.

Positioned in close proximity to Turnham Green underground station, as well as numerous bus routes, the property enjoys excellent transport connectivity. It provides convenient access to central London and surrounding areas, attracting both employees and customers.

Terms

Available on a new lease outside the Landlord & Tenant Act 1954 on terms to be agreed.

RICS Code for Leasing Business Premises

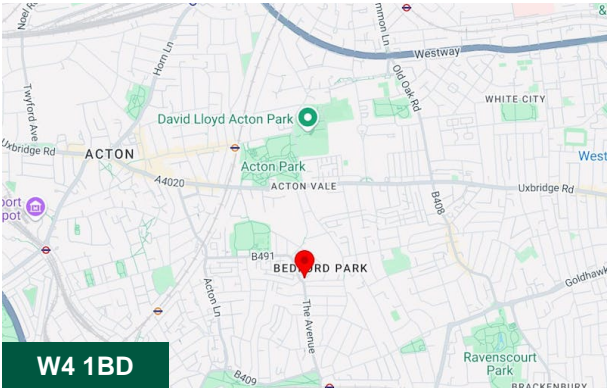
We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Anti-Money Laundering Regulations

Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

Viewings

Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information



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