



19 Devonshire Road
Chiswick, London, W4 2EU

**Prominent corner retail unit
in Chiswick's trendy
Devonshire Road to let on
new lease**

**Suitable for range of Class
E uses**

954 to 1,123 sq ft
(88.63 to 104.33 sq m)

- Available for the first time in a generation
- New lease with no premium
- Suit range of uses, subject to consents
- 3-phase power
- Additional storage unit available by agreement
- NB. There is no extraction for hot food

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Summary

Available Size	954 to 1,123 sq ft
Rent	£45,000 per annum
Rateable Value	£33,553
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

This prominent unit located at the southern end of the popular Devonshire Road offers potential for a range of businesses.

The landlord is carrying out a light refurbishment but there is potential for the tenant to tailor the unit to their own brand and business, including in relation to the rear covered yard/garden which could be utilised in a number of ways.

Note, any hot food uses would require the tenant to install an extraction flue (subject to consent)

Location

The property is situated in the popular retailing and restaurant area of Devonshire Road, being just off Chiswick High Road and convenient for all the excellent shopping and transport facilities of Chiswick.

The street is popular with a range of boutiques and shops, as well as service-sector businesses and restaurants. Nearby occupiers include Lea & Sandeman Wine Merchants, the popular Napoli on the Road pizzeria, Lark gifts, the renowned restaurant La Trompette, along with a host of excellent independent boutiques, cafes and restaurants.

Accommodation

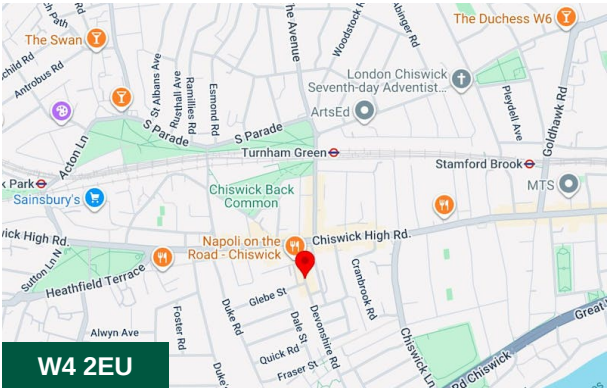
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	511	47.47	Available
Ground - Ancillary	159	14.77	Available
Ground - Garden	285	26.48	Available
Ground - Store	243	22.58	Available
Total	1,198	111.30	

Terms

Available on a new fully repairing and insuring lease for a term to be agreed. The landlord will entertain offers for a 10 or 15 year lease, subject to upward only rent reviews on each 5th anniversary, from established retail concerns.

Tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted.



Viewing & Further Information



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