To Let

COMMERCIAL PREMISES, 1 CAR PARKING SPACE, EXTERNAL GARDEN AREA, CENTRAL CHISWICK

Number 8, Essex Place, Chiswick, London, W4 5UT

1,170 SQ. FT. (109 SQ M)

LOCATION

The property is located in Essex Place close to the Sainsbury’s entrance in the heart of Central Chiswick amongst its varied retail, restaurant and leisure facilities. The property is approximately 1 mile from Chiswick Roundabout, which itself provides excellent road communication via the North and South Circular Roads and the A4/M4.

Chiswick is an established and affluent location, situated approximately 4 miles to the west of Central London and around 11 miles from Heathrow Airport.

Chiswick Park Underground Station (District Line) in West London is approximately ¼ mile. South Acton Mainline Station (for Waterloo) is within ½ mile and there are numerous bus routes that pass nearby.

DESCRIPTION

The property comprises a self-contained ground floor unit, presently used as a ceramics studio (B1 use). Internally, the premises provide character accommodation to include the following amenities:

- Kitchen Facilities
- Garden Area
- Two toilets
- Baby changing area
- One car parking space
**ACCOMMODATION**

The approximate floor area is set out below:

<table>
<thead>
<tr>
<th>Floor / Suite</th>
<th>Area sq. ft.</th>
<th>Area sq. m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,170</td>
<td>109</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,170</strong></td>
<td><strong>109</strong></td>
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**TERMS**

Our client is looking to assign their lease which runs for a term until May 2023.

The lease contains mutual options to determine (either Landlord or Tenant) on a rolling 6-month basis. The earliest point at which the lease can be determined is 31 December 2019. The lease is outside the Landlord & Tenant Act 1954.

**RENT**

£36,000 per annum exclusive.

**SERVICE CHARGE**

N/A

**RATES**

Rates payable for the year 2018/19 are £13,065 (£11.16 per sq. ft.)

All applicants are advised to make their own enquiries to the London Borough of Hounslow billing authority.

**VAT**

VAT may be applicable in addition.

**USE**

The property is presently used for B1 purposes. May 2017 amendments to the TCPO permit change of use to B8, and temporary change of use to A1, A2, A3 or State funded school and nursery, subject to requisite consents. Applicants must undertake their own due diligence if change of use is sought.

**EPC**


**LEGAL COSTS**

A contribution of £1,000 + VAT will be sought towards our client’s legal costs.

**VIEWING**

Through prior arrangement with sole agent Vokins.