

34/38 Turnham Green Terrace Chiswick, London W4 1PQ

lot 4

Prime Retail Investment

- Affluent West London location
- Recently let to White Stuff Ltd
- Planning permission for two residential flats on upper floors
- Nearby occupiers include Maison Blanc, Oliver Bonas, Fat Face, Oddbins, Barclays Bank and Whistles Ladieswear

Rent
£78,500
per annum
exclusive



Location

Miles: 3 miles south-east of Ealing
3 miles west of Earls Court
4.5 miles south-west of the West End
Roads: A4, M4, A406, A316, A40
Rail: Turnham Green Underground (District Line)
Air: Heathrow Airport

Situation

The property is situated in a prominent corner position on the east side of Turnham Green Terrace, 50 metres from Chiswick High Road (A315). Nearby occupiers include Maison Blanc, Oliver Bonas, Fat Face, Oddbins, Barclays Bank and Whistles Ladieswear.

Description

The property comprises an attractive corner building with a GROUND FLOOR RETAIL UNIT and ANCILLARY ACCOMMODATION on the first floor.

Planning

Planning permission has been granted under Reference 0135/34-38/P8 for change of use of the first floor from A1 (retail) to C3 (residential) creating a two bedroom apartment. Planning permission has also been granted under Reference 0135/34-38/P7 for the erection of a new second floor extension to create a one bedroom flat and a first and second floor rear extension to create a staircase. Copies of the proposed floor plans are available from the Auctioneers. (www.hounslow.gov.uk)

Contact: London Borough of Hounslow, Development Control, The Civic Centre, Lampton Road, Hounslow TW3 4DN.
Tel: 020 8583 5555. Email: planningcomments@hounslow.gov.uk
Ref: Michael Jordan.

VAT

VAT is not applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | | Tenant | Term | Rent p.a.x. |
|---------------|-----------|------------------------|----------------------|----------------------------|--|----------------|
| Ground | Retail | 103.12 sq m | (1,110 sq ft) | WHITE STUFF LTD (2) | 5 years from 24/06/2010 on a full repairing and insuring lease | £78,500 |
| First | Ancillary | 71.81 sq m | (773 sq ft) | | | |
| Totals | | 174.93 sq m (1) | (1,883 sq ft) | | | £78,500 |

(1) The above areas were agreed between the parties at the renewal of the lease.

(2) White Stuff trade from 70 locations nationwide. For the year ending 1st May 2010, White Stuff Limited reported a turnover of £83,722,000, pre-tax profits of £14,554,000 and a total net worth of £5,109,000. (Source: www.riskdisk.com 05/11/2010)

For further details please contact:

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