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

Prime Retail Investment

 Affluent West London location Recently let to White Stuff Ltd

flats on upper floors

Planning permission for two residential

 Nearby occupiers include Maison Blanc, Oliver Bonas, Fat Face, Oddbins, Barclays Bank and Whistles Ladieswear

Rent £78,500 per annum

lot 4



3 miles west of Earls Court 4.5 miles south-west of the West End Roads: A4, M4, A4o6, A3i6, A4o Rail: Turnham Green Underground (District Line) Heathrow Airport Air:

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.

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

Planning permission has been granted under Reference 01135/34-38/P8 for change of use of the first floor from At (retail) to C3 (residential) creating a two bedroom apartment. Planning permission has also been granted under Reference on35/34-38/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)

WHITE RISTUFF

Contact: London Borough of Hounslow, Development Control, The Civic Centre, Lampton Road, Hounslow TW3 4DN. Tel: o2o 8583 5555. Email: planningcomments@hounslow.gov.uk Ref: Michael Jordan.

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 First	Retail Ancillary	103.12 sq m 71.81 sq m	(1,110 sq ft) (773 sq ft)	WHITE STUFF LTD (2)	5 years from 24/06/2010 on a full repairing and insuring lease	£78,500
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 ist 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)

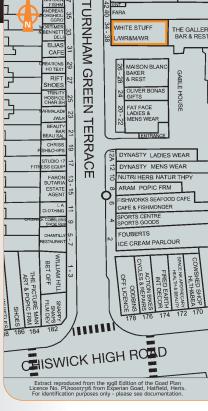
FARA

## John Mehtab Tel: +44 (o)20 7034 4855 Fax: +44 (o)20 7034 4869. Email: john.mehtab@acuitus.co.uk

Harry Woolley Tel: +44 (o)20 7034 4858 Fax: +44 (o)20 7034 4869. Email: hary.woolley@acuitus.co.uk www.acuitus.co.uk Douglas Rackley & Partners 3 Wigmore Place, London WiU 2LN. Tel: +44 (0)20 7631 5383 Fax: +44 (0)20 7636 2439. Email: a.salter@douglasrackley.co.uk Ref: Aidan Salter.

Russell-Cooke LLP 8 Bedford Row, London WC1R 4BX.

Tel: +44 (0)20 7405 6566 Fax: +44 (0)20 7831 2565. Email: maskeym@russell-cooke.co.uk Ref: Michael Maskey.



MACKEN BROS BUTCHER