



Adjacent to Turnham Green Station

2 Bedford Park Corner, Turnham Green Terrace, London, W4 1LS

**Exceptional retail
opportunity adjacent to
Turnham Green Terrace
tube station**

**NB. Established retailers
only**

1,915 sq ft
(177.91 sq m)

- Available for the first time in over 20 years
- Sought-after prime location
- Very high footfall
- Class E(a) (formerly A1). NB. Not suitable for hot food.
- Available on new lease
- Suit a range of alternative uses subject to approvals

Adjacent to Turnham Green Station, 2 Bedford Park Corner, Turnham Green Terrace, London, W4 1LS

Summary

Available Size	1,915 sq ft
Rent	£90,000 per annum
Rateable Value	£30,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Available for the first time in more than two decades, this exceptional retail shop offers spacious ground floor retail sales, widening at the rear, with an additional mezzanine storage area above,

Location

The shop is located immediately adjacent to the entrance to Turnham Green Terrace tube station, on the prestigious retail street of Turnham Green Terrace in Chiswick.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Availability
Ground - Ground Floor	Retail	1,660	154.22	Available
Mezzanine - Mezzanine Store/Office	Retail	255	23.69	Available
Total		1,915	177.91	

Terms

The premises are to be let on an as-seen basis and are available by way of a new lease (inside the L&T Act 1954), on fully repairing terms. 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.

Proposals are invited, which should include; Name/Names of Tenant and Guarantors (or other security to be provided), lease length and rent, and a one-page summary business plan identifying the use to which the premises will be put, and to provide assurance to the landlord (background, experience, credentials, viability, etc).

Tenants 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.

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

Viewings

Strictly by appointment with Whitman & Co Commercial.



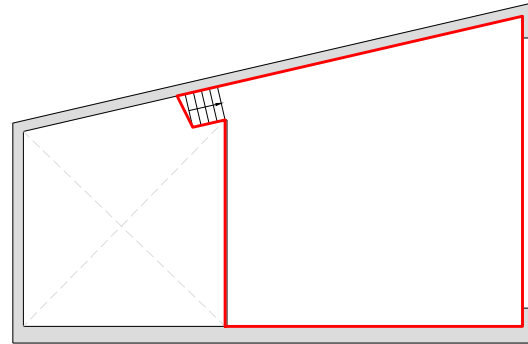
Viewing & Further Information



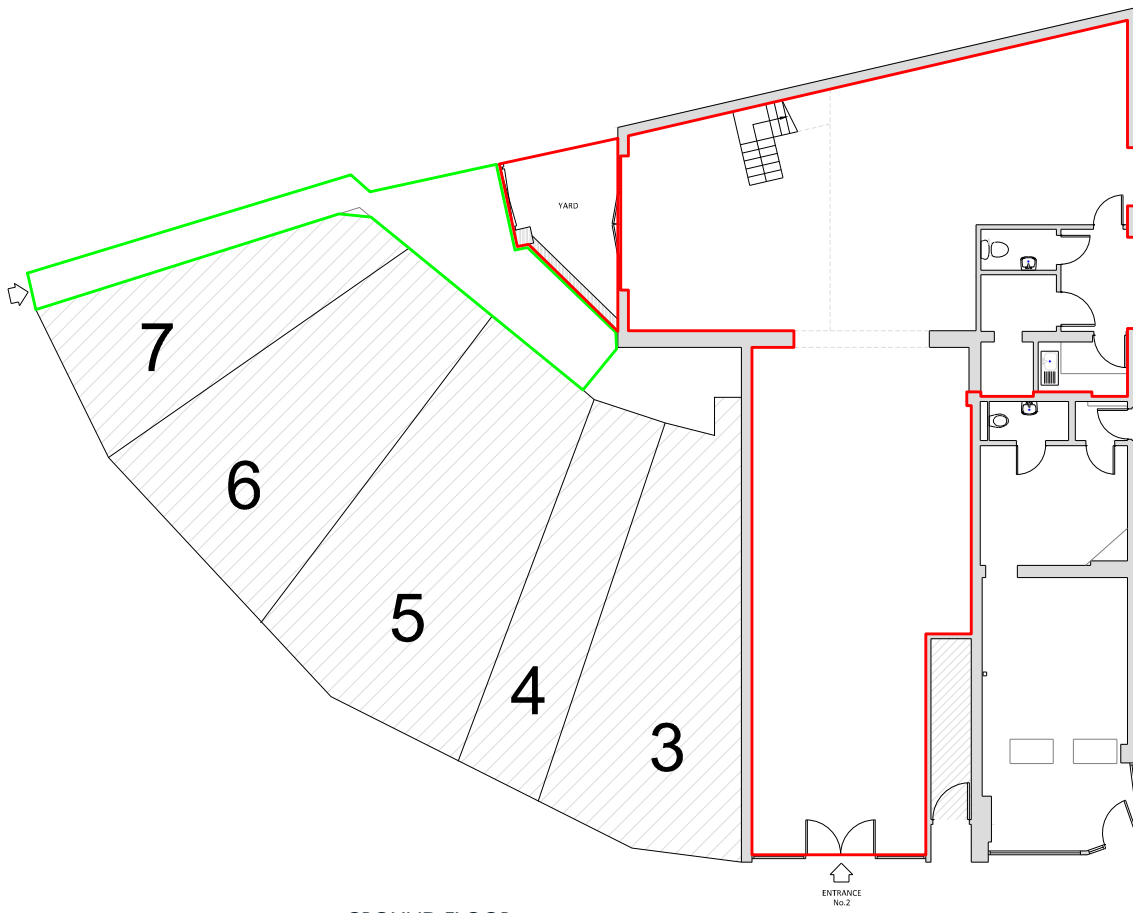
Jeremy Day FRICS

020 8747 8800 | 07966 810030

jd@whitmanandco.com



MEZZANINE



GROUND FLOOR



OFFICE: 0203 637 0150

EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE:

2 BEDFORD PARK CORNER
LONDON
W4 1LS

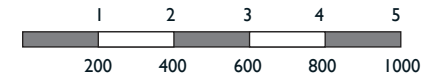


DATE 5th JUNE 2019

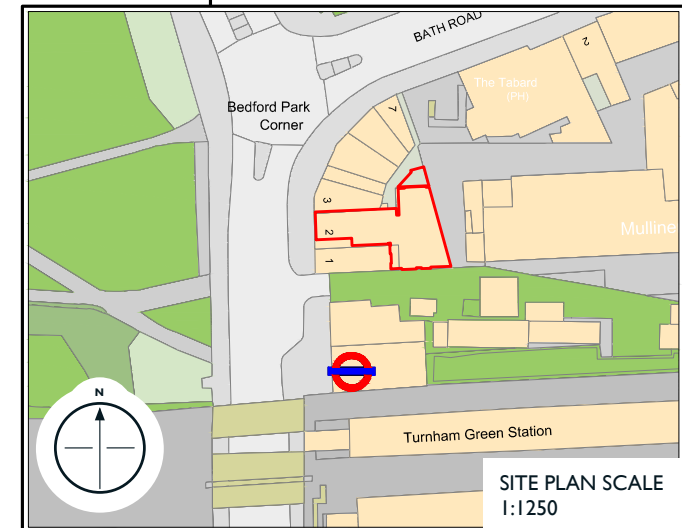
RED OUTLINED AREAS
ARE PART OF THE PREMISES

GREEN OUTLINED AREAS
ARE COMMUNAL

Scale: 1:200 at A4



SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)



SITE PLAN SCALE
1:1250

2 Bedford Park Corner, Turnham Green Terrace, W4 1LS

