

REF: 1499



DEVONHURST LODGE | 2 HEATHFIELD TERRACE | CHISWICK | W4 4JE

D1/USE CLASS E MEDICAL/HEALTH/CLINIC AVAILABLE TO RENT  
IN PRIME WEST LONDON LOCATION

TO BE LET



Bernard  
Gordon &  
Company

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

## OVERVIEW

Entire ground floor medical unit available comprising approx. 1,019 sq ft (94.7m<sup>2</sup>) GIA.

Use class E ideal for continued medical use.

Immediately opposite Chiswick High Road and Turnham Green.

Within a few minutes' walk to Chiswick Park and Turnham Green Tube Stations.

To be let on a new under-lease for a term to be agreed.

Offers invited in the region of £40,000 pax.

Subject to contract.



**CONTACT THE TEAM ON:**  
 020 8099 3119  
 [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

## LOCATION

Chiswick is a prime, affluent location in the heart of West London. It is a desirable suburb with attractive period and modern properties, vast greenery as well as a vibrant mix of shops, restaurants and other amenities. Devonhurst Lodge is situated at the junction of Heathfield Terrace and Barley Mow Passage. Chiswick High Road is directly opposite, which comprises a diverse range of shops and restaurants including Waitrose, Starbucks, Boots and Michelin Starred 'Hedone' Restaurant. It is adjacent to Turnham Green and within a short walk to both Chiswick Park and Turnham Green Underground Stations (District Line), access to the West End and City within 30 minutes.



## THE PROPERTY

The property forms the frontage of a residential block situated on Heathfield Terrace and overlooks Turnham Green. The ground floor accommodation is available to let with vacant possession. Formerly used for medical purposes, the ground floor provides 1x gym/rehab room, 4x treatment rooms, plus a waiting area. There is a WC and a kitchen point already installed.

The front entrance is to be shared with a Hair Transplant Clinic who will be occupying the 1st floor accommodation.

Access is also available through the main gates at the side of the property.

**Gross internal floor area of ground floor approx. 1,019 sq ft (94.7 M<sup>2</sup>).**

CONTACT THE TEAM ON:

020 8099 3119

sales@bernardgordon.co.uk



## 🎯 PLANNING

I am advised the property enjoys use class E.

## 🎯 EPC

Band E.

## 🎯 RATING

TBA.

## 🎯 VAT

I am advised the property is not elected for VAT purposes.

## 🎯 RENT

Offers invited in the region of £40,000 pax.

## 🎯 LEASE

New under-lease for a term to be agreed.

## 🎯 COSTS

Each party to be responsible for their own legal and professional costs.

## 🎯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



CONTACT THE TEAM ON:

📞 020 8099 3119

✉ [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

# INSPECTIONS STRICTLY BY APPOINTMENT ONLY

## CONTACT:

**Ben Wallis / Ben Goldstone**

☎ 020 8099 3119 ✉ sales@bernardgordon.co.uk

## 🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

### FOR MORE INFORMATION CONTACT:



**Ben Wallis / Ben Goldstone**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

#### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

May 2022.

### CONTACT THE TEAM ON:

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk