



London W4 338 CHISWICK HIGH ROAD

CHISWICK

Location

The property is located in the heart of Chiswick, an extremely affluent West London suburb. The property is on the northern side of Chiswick High Road close to Waitrose, Boots, Robert Dyas and Holland & Barrett.

Accommodation

The unit is arranged over ground and first floors with the following approximate net internal areas:

Ground Floor	1,016 sq ft	94.4 sq m
First Floor	219 sq ft	20.3 sq m
Total	1,235 sq ft	114.7 sq m

Tenure

The property is available by way of an assignment of an existing lease expiring on 16th April 2030 subject to a tenant only break option in April 2025.

The lease is contracted **outside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

Passing Rent

£100,000 pax.

Business Rates

Rates are to be reassessed following sub-division works.

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

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