



Chiswick High Road, London, W4 **To Let**

| 1 Reception

Valuable A3 premises to let
Sought after area of Chiswick
With 1 car parking to the rear
No premium sought

£40,000 per
annum

Location:

The property is situated on the north side of the busy Chiswick High Street close to its junction with Goldhawk Road, the property is well located being opposite the St. Peters Square and some of the nearby traders include Handelsbanken, Artisan Coffee, Arrow Electrical and Walking on Wood. The property is well served by public transport with Stamford Brook and Ravenscroft Park Overground Stations within short walking distance and numerous buses pass outside the property.

Description:

The property comprises the ground and basement unit formally a family business trading as Indian restaurant, the property is spacious and is arranged over the ground and basement floors providing customer sitting and WC's on the ground floor level and kitchen, storage and staff WC in the basement level. The property also benefits from rear access to service yard where a single car parking space is allocated to the premises.

User:

The unit benefits from A3 Restaurant Use of the Town & Country Planning (Use Class) (Amendment) Order 2005.

Accommodation:

The property offers the following (NIA) approximate dimensions:

Ground floor:	995 sq. ft. 92.43 sq. m
Basement floor:	505 sq. ft. 46.85 sq. m
Total areas:	1,500 sq. ft. 139.28 sq. m

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rateable Value:

We are advised that the rateable value for the property is £26,500; interested parties should make their own enquiries.

EPC:

EPC for the property has been commissioned and will be available shortly.

Legal Fees:

Each party to bear own legal costs.

Contacts:

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Map



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