

PRIME SHOP - CONFIDENTALLY AVAILABLE

198 CHISWICK HIGH ROAD, W4 1PD



DESCRIPTION:

A prime retail shop in the affluent London suburb of Chiswick, comprising 927sf (86.12m²) on ground floor, with a 4 bedroom residential flat above, licenced by the local authority as an HMO and producing c. £22,000pa of gross income.

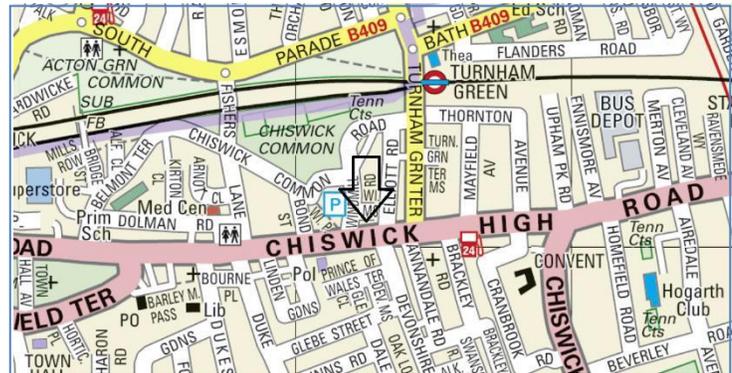


LOCATION

Chiswick, is an affluent suburb of west London, lying between the retail centres of Hammersmith to the east and Hounslow to the west. Richmond is the nearest comparable retailing location to the south, and Acton and Ealing are to the north. Shepherd's Bush and Westfield Shopping Centre are c.2 miles to the north-east.

The property is located on the popular north side of Chiswick High Road, close to its crossroads with Turnham Green Terrace & Devonshire Road, in a strong retailing location. Nearby retailers include JoJo Maman Bebe and Hotel Chocolat, with Waterstones and Marks & Spencer close by.

Turnham Green TfL station, 200m to the north, provides London Underground routes via the District and Piccadilly (off-peak hours) lines. Numerous local bus routes pass along the A315, with bus stops approximately 100m to the east and the west of the subject property. TfL are in the process of implementing Cycleway 9, which will provide segregated cycle routes along the south side of Chiswick High Road, linking Hammersmith & Brentford.



TERMS: The premises are available by way of an assignment of the remainder of the existing 10 year FRI lease granted from 22nd January 2013, expiring 21st January 2023. The current passing rent is £69,500 pa. Premium offers are invited.

RATEABLE VALUE: The Rateable Value is £43,750 (London Borough of Hounslow).

EPC: E (42)

LEGAL COSTS: Each party to pay their own costs.

VIEWING: Strictly by appointment with the joint sole agents Whitman & Co Commercial Tel: 020 8747 8800 Email: jd@whitmanandco.com