



Shop – To Let

LOCATION

Situated on the banks of the river Thames, Chiswick is a desirable and affluent suburb in the south west London borough of Hounslow. It is a popular location with professionals and young families.

The subject property is in a good position on Chiswick High Road, only six minutes' walk from Chiswick Park Underground Station where trains to Central London depart every 15 minutes. Heathrow Airport can be reached by road in as little as 20 minutes via the M4 motorway.

The property is positioned adjacent to **Waitrose** and the new larger **Greggs** and there are a number of good quality independent retailers, cafés and restaurants nearby. Notable national occupiers in the vicinity include **Starbucks**, **WH Smith**, **Holland & Barrett** and **Vodafone** to name a few.

ACCOMMODATION

The property is arranged over the ground and first floors, with the following approximate dimensions and gross internal floor area:

Ground Floor Sales	48.95 sq m	527 sq ft
Ground Floor Ancillary	60.29 sq m	649 sq ft
First Floor Ancillary	12.54 sq m	135 sq ft
WC		
Total GIA	121.78 sq m	1,311 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£60,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£40,500
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

