



London W4

30 Chiswick High Road

Chiswick

W4 1TE

- **Leasehold Shop Investment**
 - **Affluent West London location**
 - **Situated on the busy Chiswick High Road**
 - **Rent Review 2021**
 - **No VAT applicable**
 - **Current Rent Reserved**
- £37,000 pa**



Tenure

Leasehold. Held for a term of 999 years from completion at a fixed ground rent of a peppercorn.

Location

The affluent West London suburb of Chiswick is located approximately 6 miles to the west of Central London, within the London Borough of Hounslow. Chiswick benefits from excellent communications, with Chiswick High Road (A315) and the A4 providing links to the North Circular Road (A406) and the M4 Motorway.

The property is situated on the north side of Chiswick High Road (A315), close to its junction with Goldhawk Road (A402). Stamford Brook London Underground Station (District Line) is close by. Occupiers close by include Firezza, Prontaprint, Handelsbanken Bank and a range of local cafés and takeaways, whilst opposite are Killik & Co and two recently completed residential developments.

Description

The property is arranged on ground floor only to provide a ground floor shop. The building intercommunicates with the adjoining shops and forms part of a larger building, the remainder of which is not included in the sale.

We understand from the tenant that the property will shortly be undergoing a refurbishment programme.

The property provides the following accommodation and dimensions:

Gross Frontage	4.90 m	(16' 1")
Net Frontage	4.40 m	(14' 5")
Shop Depth	6.85 m	(22' 6")

Tenancy

The property is at present let to LONDON AUCTIONS LIMITED for a term of 10 years from 25th December 2016, to be granted on completion at a current rent of £37,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: highroadauctions.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

