



### Tenure

Freehold.

### 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 the junction with Goldhawk Road (A402). Stamford Brook London Underground Station (District Line) is close by.

Occupiers close by include Games Workshop, Handelsbanken Bank and a range of local traders whilst opposite are Killik & Co and two residential developments under construction.

### Description

The property is arranged on basement, ground and three upper floors to provide a large triple fronted shop with an integral café, storage and ancillary office together with basement storage, staff and customer WCs. To the rear is a yard area. The upper floors comprise nine self-contained flats which have been sold off on long leases.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 211 London W4.**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground	High Road Auctions Ltd (1) (t/a High Road Auctions)	Gross Frontage to Flats 18.5 m (60' 8") Net Frontage 16.6 m (54' 6") Shop Depth (max) 27.7 m (90' 10") Built Depth (max) 29.85 m (97' 11") Ground Floor 382 sq m (4,111.95 sq ft) Basement 139 sq m (1,496.23 sq ft) Customer Male and Female WCs	10 years from 17.01.2011 Rent review every 5th year FR & I	£90,000 p.a. (£22,500 Rent Deposit Held)	Rent Review 2016
First, Second & Third	Various Individuals (2)	Nine Self-Contained Flats	8 x 125 years from 24.06.2006 1 x 125 years from 16.10.1995	£2,250 p.a. (£250 p.a. each)	Reversions from 2120
(1) Website Address: <a href="http://www.highroadauctions.co.uk">www.highroadauctions.co.uk</a> (2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.				Total £92,250 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** P Meadows Esq, Meadows Fraser. Tel: (01932) 852057 Fax: (01932) 857177 e-mail: [piersmeadows@meadowsfraser.com](mailto:piersmeadows@meadowsfraser.com)

## London W4

### 30/34 Chiswick High Road

### W4 1TE

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising a triple fronted shop
- Affluent West London location
- No VAT applicable
- Rent Review 2016
- Total Current Rents Reserved

**£92,250 pa**

**SIX WEEK COMPLETION AVAILABLE**

