

Prime shop to let.

Chiswick, 286 Chiswick High Road.

W4 1PA.



Prime location.

Aspirational shopping pitch.

Affluent West London commuter suburb.

Contact.

Simon Morris

simon.morris@gcw.co.uk
020 7647 4802

Chris Harris

chris.harris@gcw.co.uk
020 7647 4823

Jeremy Day

jd@whitmanandco.com

Location.

The property occupies a prime location on the north side of Chiswick High Road, with nearby retailers including **Gails Bakery, Phase Eight, Bills, Mint Velvet** and **Space NK**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	5.08 m	16 ft 8 in
Net Frontage	4.66 m	15 ft 3 in
Ground Floor	78.13 sq m	841 sq ft

Business Rates.

Rateable Value £62,500

UBR (2021/22) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8583 5708.

Rent.

£65,000pax.

Lease Terms.

A new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Timing.

Available early November 2019.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2021

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