## CLASS E OPPORTUNITY CHISWICK

322 CHISWICK HIGH ROAD



#### **Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£67,500
UBR (24/25)	0.546p

All parties are advised to make their own enquiries to the relevant authority.

#### **EPC**

An EPC has been commissioned. A full report is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

Ben Sykes 07572 075103 ben.sykes@greenpartners.co.uk

Adam Bindman 07825 442413 adam.bindman@greenpartners.co.uk

Subject to Contract

#### Description

Chiswick is a highly affluent suburb with a village feel located some 6 miles from Central London.

The property is located within the heart of Chiswick on the north side of Chiswick High Road. Nearby occupiers include **Waitrose, Boots The Chemist, WH Smith, Vision Express,** Little Dobbies and Robert Dyas.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are to be reconfigured to provide a ground floor lock-up retail unit. With the following areas.

Net Frontage	14 ft 9	(4.55 m)
Gross Frontage	18 ft 1	(5.54 m)
Ground Floor Sales (GIA)	1,130 sq. ft.	(105.02 sq. m)

#### Lease

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

#### Rent

# £75,000

per annum exclusive.

### green&partners

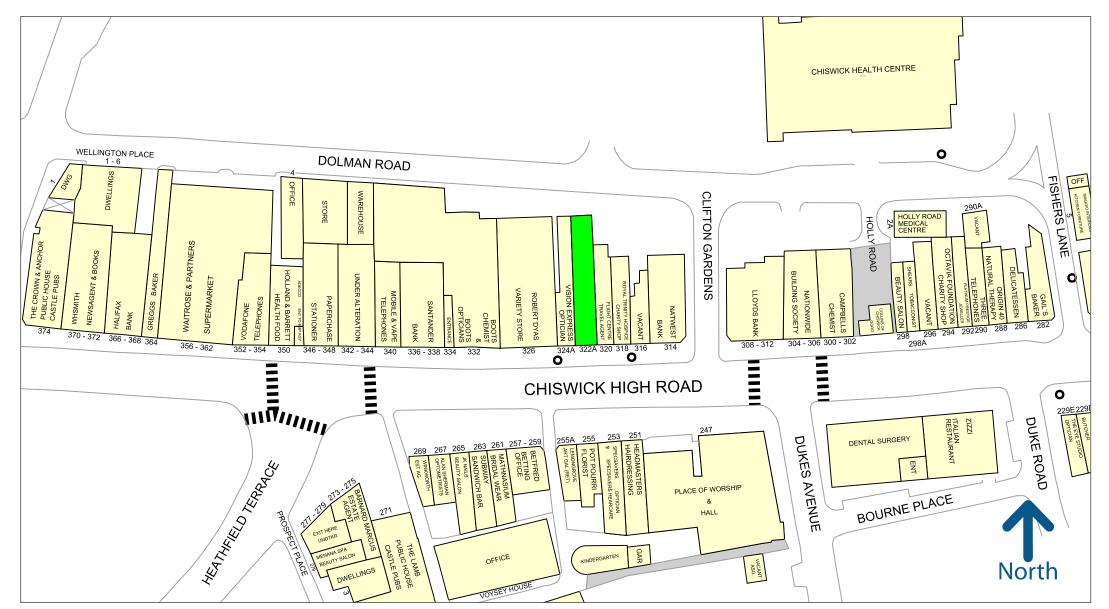
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Chiswick





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