

# CLASS E OPPORTUNITY

# CHISWICK

## 322 CHISWICK HIGH ROAD

### 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.

<b>Net Frontage</b>	14 ft 9	(4.55 m)
<b>Gross Frontage</b>	18 ft 1	(5.54 m)
<b>Ground Floor Sales (GIA)</b>	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.



### Business Rates

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

<b>Rateable Value</b>	£67,500
<b>UBR (24/25)</b>	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.

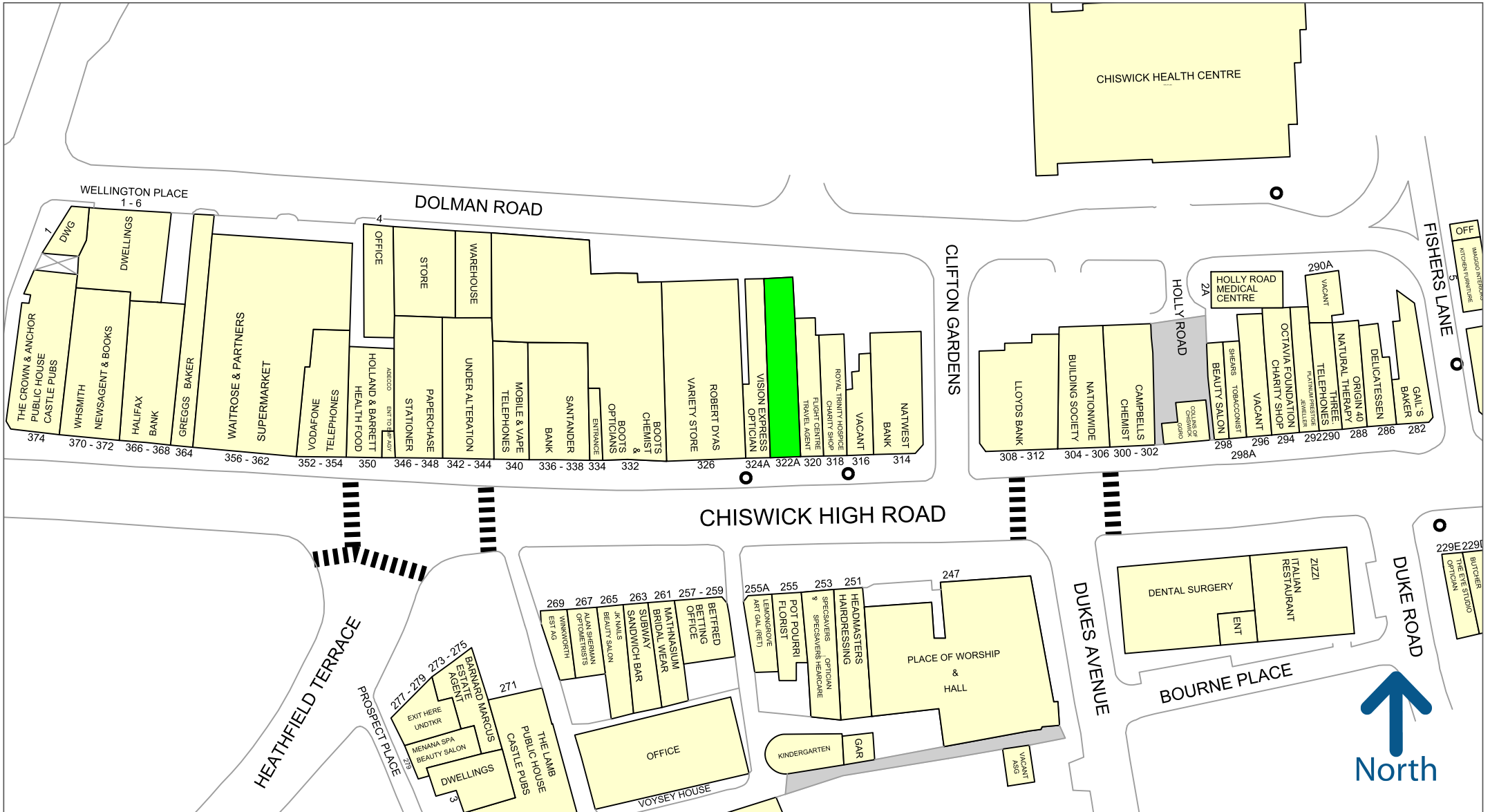
### Viewing

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

**Ben Sykes**                      **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

**Adam Bindman**                **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

Subject to Contract



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