



RETAIL LEASE FOR SALE
£69,237 PER ANNUM
538 CHISWICK HIGH ROAD, LONDON, W4 5RG





- GROUND FLOOR APPROX. 2,835 SQ. FT (263.37 SQ. M)
- 0.2 MILES FROM GUNNERSBURY UNDERGROUND (DISTRICT LINE) AND RAIL STATION (MIDMAY)
- CLASS E - VARIOUS USES CONSIDERED

Location

Situated in the heart of one of West London's most vibrant and affluent neighbourhoods, this unit offers a prominent commercial position on a bustling thoroughfare. This sought-after stretch of Chiswick High Road is renowned for its blend of independent retailers, high-end boutiques, cafés, restaurants, and national chains, making it an ideal location for businesses seeking high footfall and strong local demographics.

The unit enjoys excellent visibility and street frontage on a busy parade, with constant pedestrian and vehicular traffic. It benefits from proximity to key transport links including Chiswick Park Underground Station (District Line) just a short walk away, and Gunnersbury Station (District Line and Overground) within easy reach. Numerous bus routes serve the High Road, providing fast access to Central London and surrounding areas.

Description

The property is located within the ground floor of a modern mixed use building trading as a beauty centre, offering approx. 9 treatment rooms reception & waiting area, WC facilities. Additionally, there is shared communal areas to the rear of the building accessed directly from the subject property.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Local Authority

London Borough of Hounslow.

VAT

The property has been elected for VAT at a prevailing rate .

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground Floor	263.37	2,835
Total	263.37	2,835

Rent

£69,237 per annum, exclusive of VAT and other outgoings.

Premium

Offers invited for goodwill for the business

Terms

A lease from 9th December 2022 for term of 15 years expiring on and including 8th December 2037 with 5 yearly upwardly only rent review patterns contracted OUTSIDE the Landlord & Tenant Act 1954 with a mutual break on the 7th July 2030.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £41,500; however interested parties should make their own enquiries.

Service Charge

The building falls within a service charge provision administered by the freeholder and the premises shall contribute a fair and reasonable proportion.

Legal

Each party to bear its own legal costs.

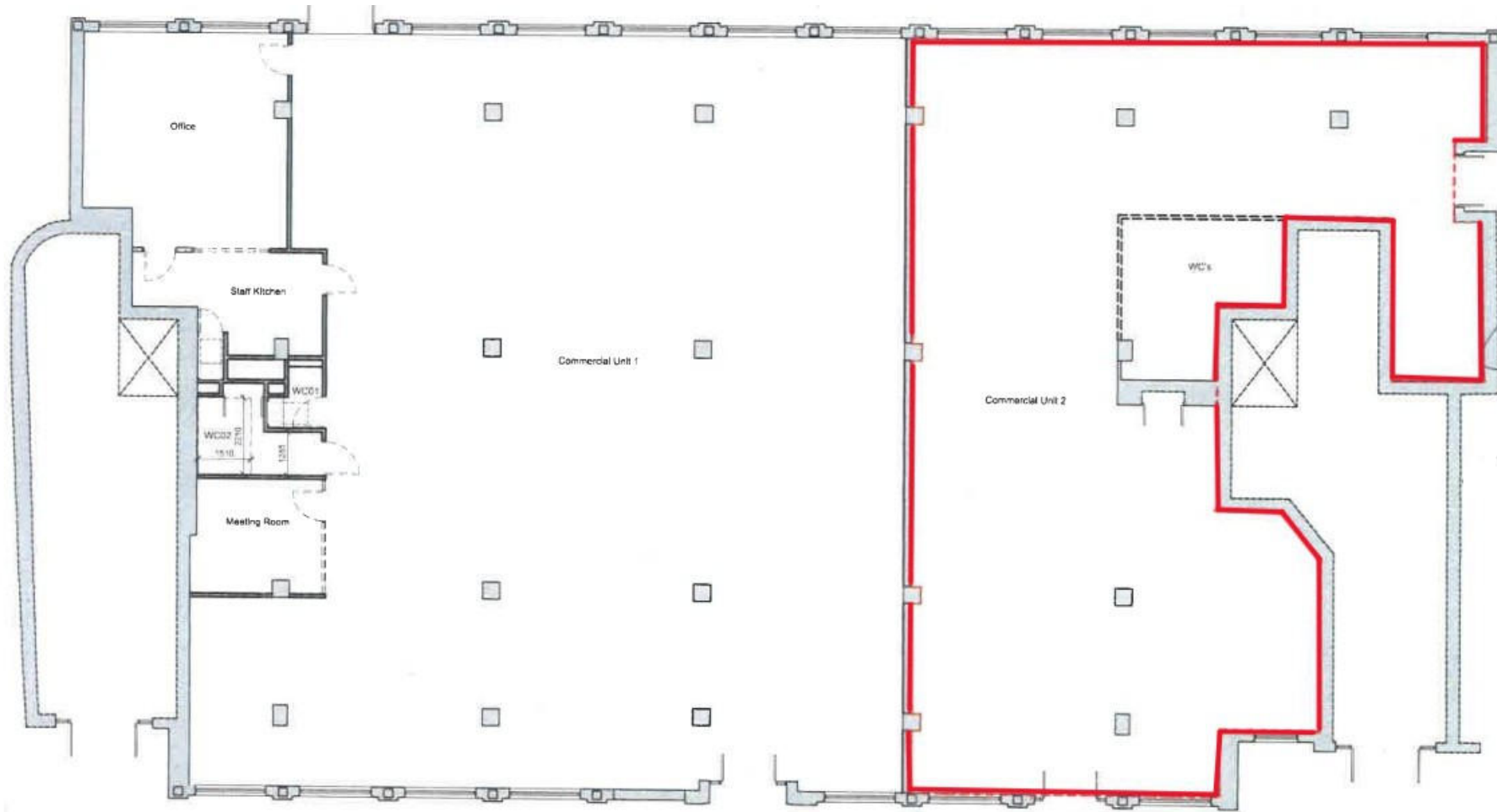
AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.





(Not To Scale)

Client			
Site Title			
540 CHISWICK HIGH ROAD			
Drawing Title			
GROUND FLOOR PLAN			
UNIT 1 & UNIT 2			
Scale	Date	Drawn	Drawing Number
1:200	09/22	IF	857/A3/412 C
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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644

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