

# Lot 21, 320/322/324 Chiswick High Road, London, W4 5TA

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Parade Investment and Residential Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail and Residential Parade Investment and Residential Development Opportunity

- Three attractive retail units and three maisonettes
- Tenants include Vision Express and The Sushi Co
- Vision Express occupy 2 units let on a single new 10 year lease until July 2034 (no breaks)
- Terms agreed with The Sushi Co for a new 10 year lease
- Vacant 2 bed maisonette offering over 1,100 sq. ft. (in need of refurbishment)
- Development potential of the land and buildings to the rear (subject to consents)
- Positive Pre-app received for additional flats to the rear
- Affluent and busy West London location
- Nearby occupiers include Waitrose, Pret A Manger, Boots, Gails, Chipotle, Pizza Express, Ole & Steen and Tesco

#### Lot

21

#### Auction

10th July 2025

#### Rent

£157,000 per Annum Exclusive  
Plus Vacant Flat, Rear Storage Building & Land

#### Sector

Retail, High Street Retail,  
Residential, Development

#### Status

Available

#### Auction Venue

On Behalf of a Major Fund

Live Streamed Auction

### Location

#### Miles

1.5 miles west of Hammersmith, 6 miles west of Central London

#### Roads

M4, A4, A406

#### Rail

Chiswick Park (Circle, District), Turnham Green (Circle, District, Piccadilly)

#### Air

London Heathrow Airport

### Situation

Chiswick is an attractive and affluent West London suburb some 6 miles west of Central London, in-between Hammersmith and Gunnersbury. The property is prominently positioned on Chiswick High Road, 50 metres from Turnham Green. Nearby occupiers include Waitrose, Pret A Manger, Boots, Gails, Chipotle, Pizza Express, Ole & Steen and Tesco

### Tenure

Freehold.

### Description

The property comprises three adjoining ground floor shops together with three maisonettes on the upper floors. One flat is currently vacant and in need of refurbishment, whilst two flats have been sold off on long leases.

Vision Express have recently expanded into 324 Chiswick High Road after occupying 322 Chiswick High Road for 25 years.

The property also includes a single storey self contained storage building and service area to the rear which may be suitable for development subject to obtaining the necessary consents. The Vendor submitted a pre-application for the construction of 8 flats and upon feedback from the council 03/03/2022, a smaller scheme than that proposed was deemed to be favourable. Please see the pre-application documents within the legal pack.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
320 Chiswick High Road	Ground	Retail	34.80	(375)	THE SUSHI CO LTD (1)	10 years from 29/07/2014 (Holding Over) (2)	£42,000	-
320 Chiswick High Road	Basement	Ancillary	Not Measured	Not Measured	VACANT & UNUSED	-	-	-
322-324 Chiswick High Road	Ground Basement	Retail Treatment Rooms	177.10 125.70	(1,906) (1,352)	VISION EXPRESS (UK) LIMITED (3)	10 years from 24/10/2024 (4)	£115,000	24/10/2029
320A Chiswick High Road	First/Second	Residential	-	-	INDIVIDUAL	125 years from 31/03/2010	£0	-
322A Chiswick High Road	First/Second	Residential	104.98	(1,130)	VACANT	-	-	-
324A Chiswick High Road	First/Second	Residential	-	-	INDIVIDUAL	130 years from 17/03/2011	£0	-
Rear Storage Building	Ground	Storage	57.40	(618)	VACANT	-	-	-
Rear Yard	-	-	-	-	VACANT	-	-	-
Approximate Floor Area			499.98	(5,381) (5)			£157,000	

(1) The Sushi Co currently operate from 20 stores across London and the South East with 6 more due to open soon ([www.thesushico.co.uk](http://www.thesushico.co.uk)).

(2) Terms have been agreed for a new 10 year lease. Please see the legal pack for further details.

(3) For the year ending 31/12/2023 Vision Express (UK) Ltd reported a Turnover of £384,567,000, a Pre-Tax Profit of £7,920,000 and a Net Worth of £15,337,000 (NorthRow 15/04/2025). Vision Express is a British eyecare company currently operating from over 550 stores across the UK and Ireland ([www.visionexpress.com](http://www.visionexpress.com)).

(4) The lease provides for a rent free period until 24/10/2025 (with a further rent free period equivalent to the capital contributions for the Tenants recent works - please see the lease). The Seller will 'top-up' the rent from completion of the sale until the end of the rent free period.

(5) The floor areas stated above have been supplied by the Sellers from a recent referencing report, a copy of which will be available within the legal pack.

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## Contacts

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2024