

**Lot 9, 318 Chiswick High Road, London,**

**W4 5TA**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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## Property Information

<b>Freehold Retail and Residential Investment</b>		<b>Location</b>	<b>Description</b>
<ul style="list-style-type: none"><li>• Shop let to Trinity Hospice until November 2027</li><li>• Includes large 3 bed maisonette let on an AST</li><li>• Close to Chiswick Park and Turnham Green Underground Stations</li><li>• Affluent and busy West London location</li><li>• Nearby occupiers include Vision Express, Waitrose, Pret A Manger, Boots, Gail's, Chipotle, Pizza Express, Ole &amp; Steen and Tesco</li></ul>		<b>Miles</b> 1.5 miles west of Hammersmith, 6 miles west of Central London	The property comprises a shop arranged over ground and basement floors together with a large self-contained three bedroom maisonette on the first and second floors, accessed from the rear via Dolman Road.
		<b>Roads</b> M4, A4, A406	
		<b>Rail</b> Chiswick Park (Circle, District), Turnham Green (Circle, District, Piccadilly)	
		<b>Air</b> London Heathrow Airport	<b>VAT</b>
<b>Lot</b> 9	<b>Auction</b> 30th October 2025	<b>Situation</b>	VAT is applicable to this lot.
<b>Rent</b> £110,280 per Annum Exclusive	<b>Status</b> Available	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 the north side of Chiswick High Road, 50 metres from Turnham Green. Nearby occupiers include Waitrose, Vision Express, Pret A Manger, Boots, Gail's, Chipotle, Pizza Express, Ole & Steen and Tesco	
<b>Sector</b> High Street Retail, Residential	<b>Auction Venue</b> Live Streamed Auction	<b>Tenure</b>	
		Freehold.	

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Retail Ancillary	87.80 68.00	(945) (732)	TRINITY HOSPICE SHOPS LIMITED	10 year lease from 03/11/2017 until 02/11/2027	£75,000
First Second	3 Bedroom Maisonette	109.35	(1,177)	INDIVIDUALS	6 month AST from 01/10/2025 (1)	£35,280
<b>Total</b>		<b>265.15</b>	<b>(2,854)</b>			<b>£110,280</b>

(1) The rent has been annualised, the rent under the terms of the lease is £2,940.00 pcm payable by standing order.  
N.B. The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

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