W4 5TA

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

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Property Information

Freehold Retail and Residential Investment

- Shop let to Trinity Hospice until November 2027
- Includes large 3 bed maisonette let on an AST
- Close to Chiswick Park and Turnham Green Underground Stations
- Affluent and busy West London location
- Nearby occupiers include Vision Express, Waitrose, Pret A Manger, Boots, Gail's, Chipotle, Pizza Express, Ole & Steen and Tesco

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Auction

30th October 2025

£110,280 per Annum Exclusive

Sector

High Street Retail, Residential

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 1.5 miles west of Hammersmith. 6 miles west of Central London

M4, A4, A406 **Roads**

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

Piccadilly)

London Heathrow Airport Air

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 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

Tenure

Freehold

Description

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.

VAT

VAT is applicable to this lot.

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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
Total		265.15	(2,854)			£110,280

⁽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).

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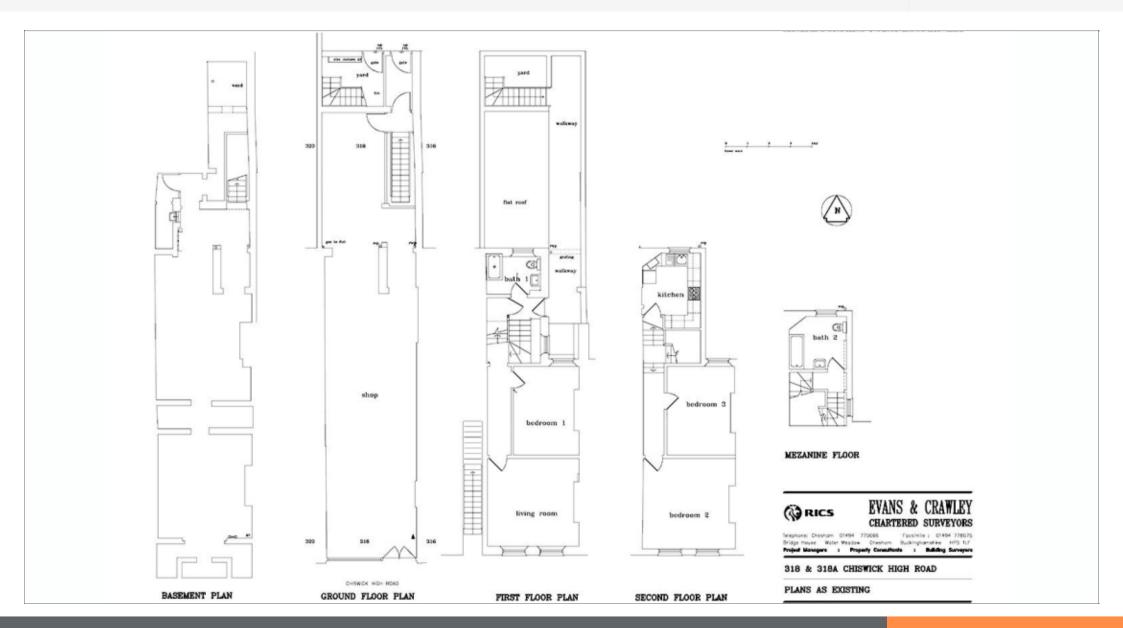


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