

# 34 Chiswick High Road, Chiswick, London W4 1TE

Virtual Freehold Retail Investment

## Lot 5

£37,000 per annum  
exclusive



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	100.76 sq m (1,085 sq ft)	LONDON AUCTIONS LIMITED (1)	10 years from completion of the sale	£37,000	2023
<b>Totals</b>		<b>100.76 sq m (1,085 sq ft)</b>			<b>£37,000</b>	

(1) For more information regarding London Auctions Limited, please see [www.londonauctions.co](http://www.londonauctions.co).

### Key Details

- Prominent location on busy Chiswick High Road
- Located approximately 250 metres from Stamford Brook Underground Station
- Let to London Auctions Limited until 2028
- Nearby occupiers include Sainsbury's, Papa John's and William Hill

### Location

Miles: 6 miles west of Central London

Roads: A4, A315, M4

Rail: Stamford Brook Underground Station

Air: London Heathrow Airport

### Situation

Chiswick is an affluent and fashionable West London suburb some 6 miles west of Central London. The property is situated on the north side of the busy Chiswick High Road (A315), close to the junction with Goldhawk Road and approximately 250 metres from Stamford Brook Underground Station. The property is approximately 1.5 miles from the M4 which provides direct access to the M25.

### Description

The property comprises ground floor retail accommodation and forms part of a larger building, with the tenant also occupying the adjoining two properties and the rear part of the ground floor of the property.

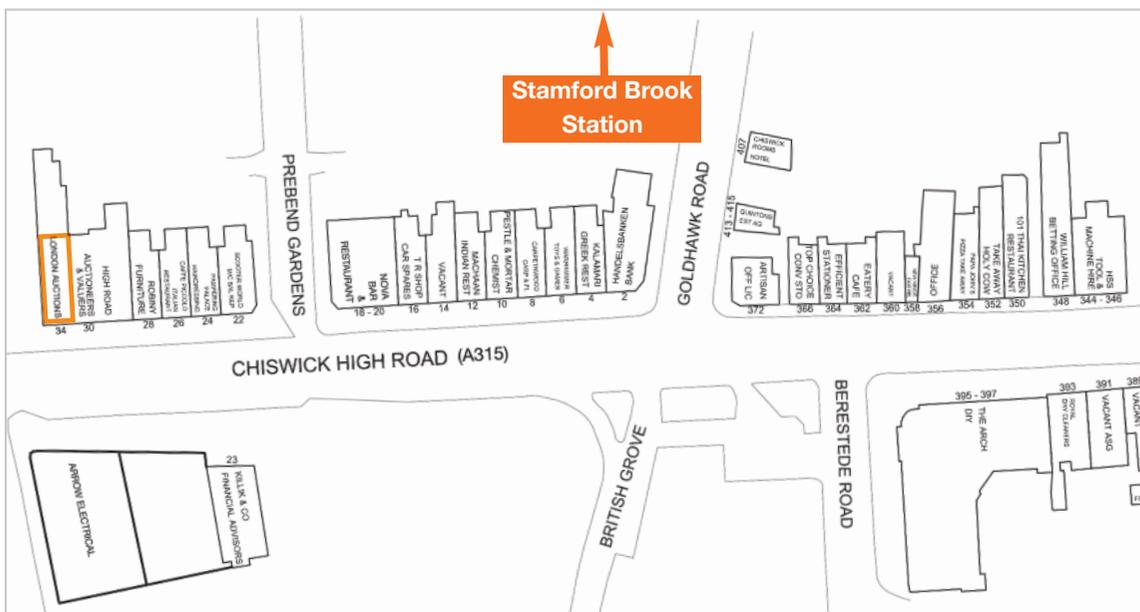
### Tenure

Virtual Freehold. 999 year lease from completion of the sale at a fixed peppercorn rent.

### VAT

VAT is not applicable to this lot.

### Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
John Mehtab  
+44 (0)20 7034 4855  
[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

**Acuitus**  
Billy Struth  
+44 (0)20 7034 4854  
[billy.struth@acuitus.co.uk](mailto:billy.struth@acuitus.co.uk)

**Seller's Solicitors: Healys LLP**  
S D'Costa  
+44 (0)20 7822 4161  
[savio.dcosta@healys.com](mailto:savio.dcosta@healys.com)