

Lot 5

£81,900 Per Annum
Exclusive (2)

255 Chiswick High Road,
London, W4 4PU

Freehold Retail and Residential Investment in Affluent West London Suburb



Tenancy and accommodation

Lot 5

£81,900 Per Annum
Exclusive (2)

Key Details

- Shop let to Florist with two separately let valuable flats above let on AST's
- Highly affluent West London suburb
- Between Chiswick Park and Turnham Green Tube Stations with numerous bus routes fronting the property
- Nearby retailers include Waitrose, Boots the Chemist, Gail's Bakery, Specsavers, Greggs and several national bank branches

Location

Miles: 6 miles west of Central London
Roads: A406 (North Circular), M4
Rail: Chiswick Park (District Line), Turnham Green Station (District & Piccadilly Lines)
Air: Heathrow

Situation

Chiswick is an attractive, affluent and highly sought-after West London suburb, located approximately 6 miles west of Central London and 8 miles east of Heathrow Airport. The property is located on the south side of Chiswick High Road, Chiswick's prime retailing thoroughfare. The property benefits from being less than 0.3 miles to Chiswick Park Station (District Line), with Turnham Green Station (District & Piccadilly Lines) also a short walk away. Nearby occupiers include Waitrose, Boots the Chemist, Gail's Bakery, Specsavers, Greggs and several national bank branches. Other national retailers located on Chiswick High Road include Marks & Spencer Food, Hotel Chocolat, Jo Maman Bebe and Waterstones, with many cafes, high end restaurants and independent boutiques making Chiswick a desirable London location.

Description

The property comprises a three storey building, arranged as a well-configured ground floor shop, with two refurbished flats above on the first and second floors benefiting from separate access from Chiswick High Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Energy Performance Certificate

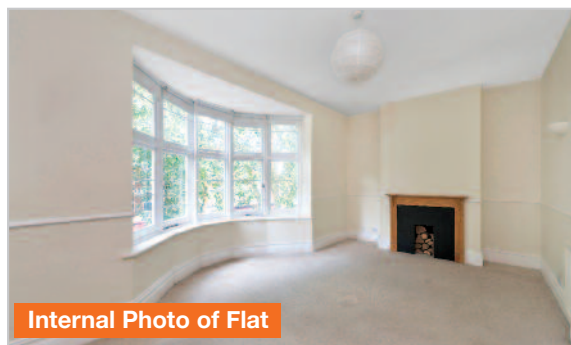
Available from the legal pack at www.acuitus.co.uk.

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground/ Courtyard	Retail	84.08 sq m (905 sq ft)	POT POURRI FLOWERS LIMITED (t/a Pot Pourri Flowers) (1)	15 years from 29/09/2008	£42,300 (2)
First	Residential (2 bed, living room, kitchen & bathroom)	63.36 sq m (682 sq ft)	INDIVIDUALS (3)	2 year AST from 01/08/2018 at £1,650 pcm	£19,800
Second	Residential (2 bed, living room, kitchen & bathroom)	66.43 sq m (715 sq ft)	INDIVIDUALS	1 year AST from 02/12/2019 at £1,650 pcm	£19,800
Total		213.87 sq m (2,302 sq ft)			£81,900 (2)

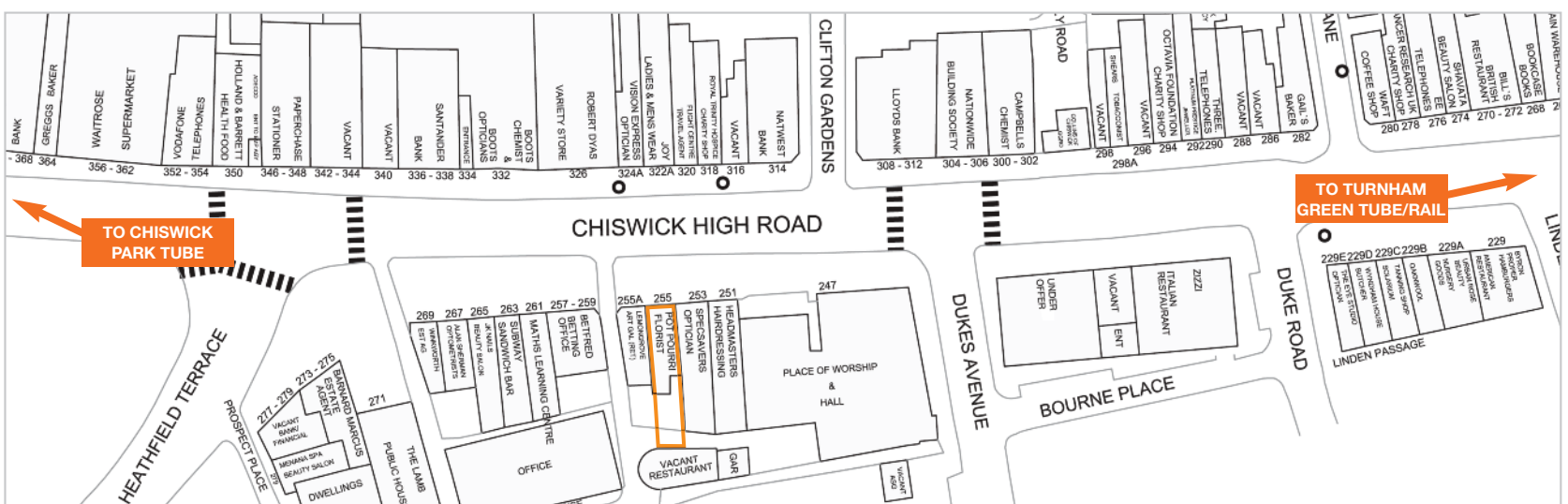
- (1) Pot Pourri Flowers is an award winning florist, established in 1982, providing flower services from individual bouquets to weddings & dinner parties (www.potpourriflowers.co.uk).
- (2) A concessionary rent is being paid by the tenant from 01/01/2020 to 28/09/2023 at an annual rent of £38,605 per annum, paid monthly. This concession is personal to the current tenant only - please see legal pack. The Vendor has agreed to make an allowance to top up the concessionary rent from completion of the sale until the end of the concessionary period.
- (3) Tenant in occupation for circa 10 years.



Internal Photo of Flat



Internal Photo of Flat



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