

# Lot 1

£18,000 Per Annum  
Exclusive

## 299 Chiswick High Road, Chiswick, London W4 4HH

Freehold Investment



### Key Details

- Let until 2035 (No breaks)
- Attractive, affluent and highly fashionable West London suburb
- Important Rent Review Outstanding (1)
- No rental arrears
- Approximately 400 metres from Chiswick Park Business park
- Neighbouring occupiers include Cotswold Outdoor, Neptune, Majestic Wine, Halfords, HSBC and Caffè Nero.

### 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:** London Heathrow airport,

### Situation

Chiswick is an attractive, affluent and highly fashionable West London suburb, located approximately 6 miles west of Central London and 8 miles east of Heathrow Airport. The property is prominently located on the south side of Chiswick High Road (A315), Chiswick's prime retailing thoroughfare. The property benefits from being less than 150 metres to Chiswick Park Station (District Line), with Turnham Green Station (District & Piccadilly Lines) also a short walk away. The property benefits from being some 400 metres from the major Chiswick Park Business Park which comprises 1,800,000 sq ft of offices, accommodating 10,000 workers from 75 companies ([www.enjoy-work.com/the-park/availability](http://www.enjoy-work.com/the-park/availability)). Neighboring occupiers include Cotswold Outdoor, Neptune, Majestic Wine, Halfords, HSBC and Caffè Nero. Other national retailers located on Chiswick High Road include Waitrose, Starbucks, Boots the Chemist, Gail's Bakery, Greggs and several national bank branches.

### Description

The property comprises a self contained commercial units with ground floor retail accommodation and ancillary accommodation in the basement. The first and second floors comprise residential flats that have been let on long leases.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Basement	Ancillary	42.76 sq m (460 sq ft)	INDIVIDUAL	20 years from 25/03/2015 until 24/03/2035	£18,000	25/03/2020 (1)
Ground	Retail	38.40 sq m (413 sq ft)				5 yearly rent reviews
First	Residential	1 bed flat	INDIVIDUAL	125 years from 2017	peppercorn	
Second	Residential	1 bed flat	INDIVIDUAL	170 years from 2013	peppercorn	
<b>Total Commercial Floor Area</b>		<b>81.16 sq m (873 sq ft)</b>			<b>£18,000</b>	

(1) As to the March 2020 Rent Review the Seller has served a rent review notice on the tenant proposing a new rent of £28,000 per annum exclusive.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six week completion

### Energy Performance Certificate

See legal pack.



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