

# PROMINENT CLASS E FREEHOLD FOR SALE

## CHISWICK

### 314 CHISWICK HIGH ROAD

#### Description

Chiswick is one of London's most desirable and affluent suburbs. It is situated in the London Borough of Hounslow, just 6 miles (10km) west of Central London, giving it unrivalled access to the West End and The City. Chiswick appeals to both young professionals and families who are drawn to its "village feel", and excellent commuter links.

The property is located on a prominent end of Chiswick High Road with nearby retailers including Starbucks, Nationwide, Gail's, Three, Robert Dyas and Boots.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,436 sq. ft.	(133.41 sq. m)
<b>Ground Floor Ancillary</b>	593 sq. ft.	(55.09 sq. m)
<b>First Floor Ancillary</b>	787 sq. ft.	(73.11 sq. m)
<b>Basement Ancillary</b>	995 sq. ft.	(92.44 sq. m)
<b>Total</b>	<b>3,811 sq. ft.</b>	<b>(354 sq. m)</b>

The second floor has been sold off on a long leasehold from 16 October 2007 for 125 years paying a ground rent of £100 per annum.

Plans of the accommodation are available on request.

#### User

The premises currently falls under Class E use.

#### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£840,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£105,000
<b>UBR (24/25)</b>	0.546p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

This property has an EPC rating of D 76. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Strictly by appointment through sole agents, Green & Partners, contacting:

**Freddie King** 07545 386694  
freddie.king@greenpartners.co.uk

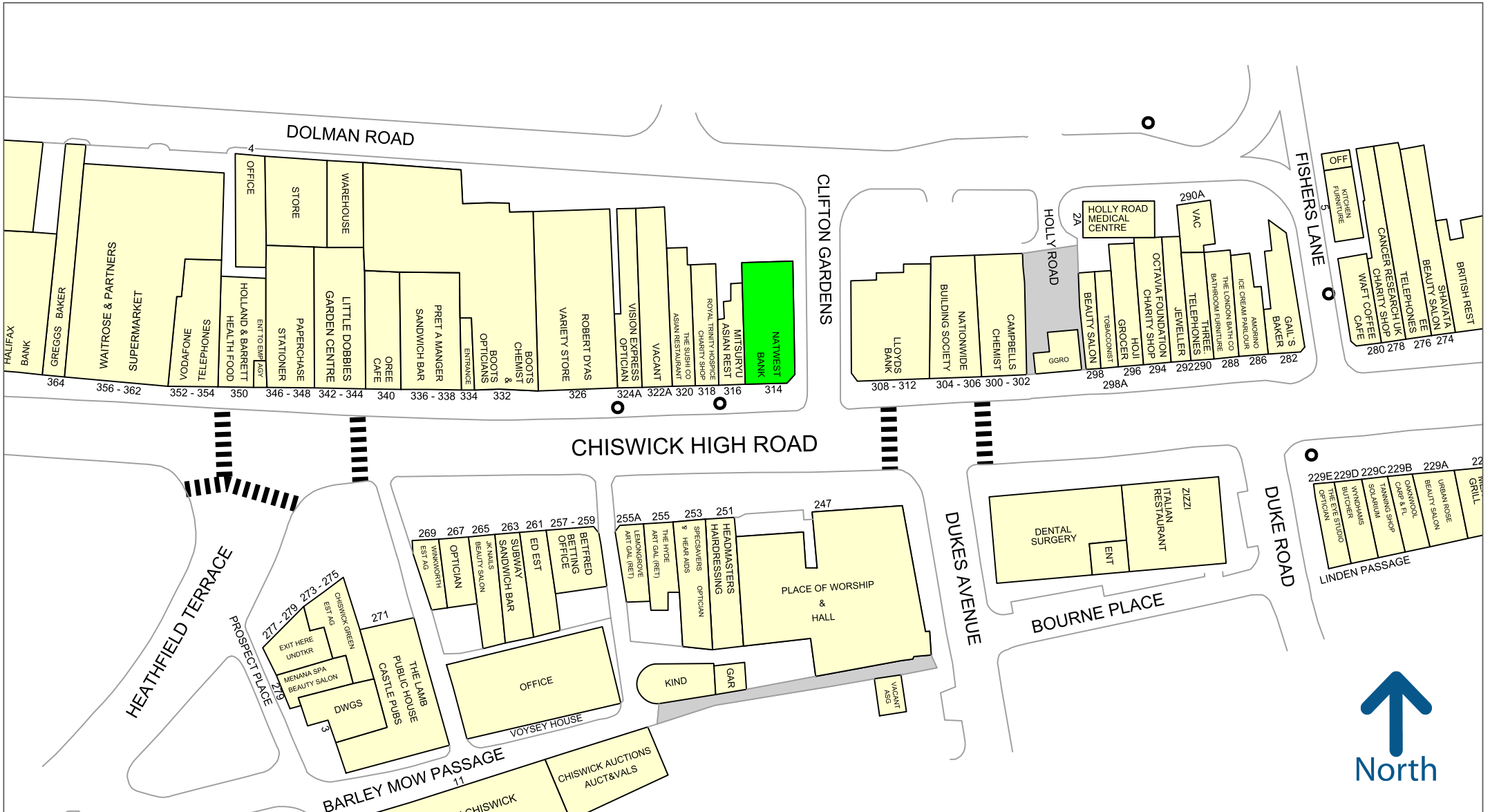
**Mike Willoughby** 07810 480291  
mike.willoughby@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

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Created By: Green and Partners

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