

Leisure For Sale

£625,000 Guide Price

549 sq ft

4 Elliott Road, Chiswick, London, W4 1PE

For Sale: Prime Chiswick commercial investment delivering a robust 6.9% yield and secure long-term income through to September 2033.

- Well regarded Italian Restaurant 'Tarantella' along Turnham Green.
- Currently generating £42,950 per annum.
- Presenting a Gross Yield of 6.9%.
- Secure Income until September 2033.
- Rent Review due in 2028.



4 Elliott Road, Chiswick, London, W4 1PE

Summary

- Price: £625,000 Guide Price
- EPC: C (53)

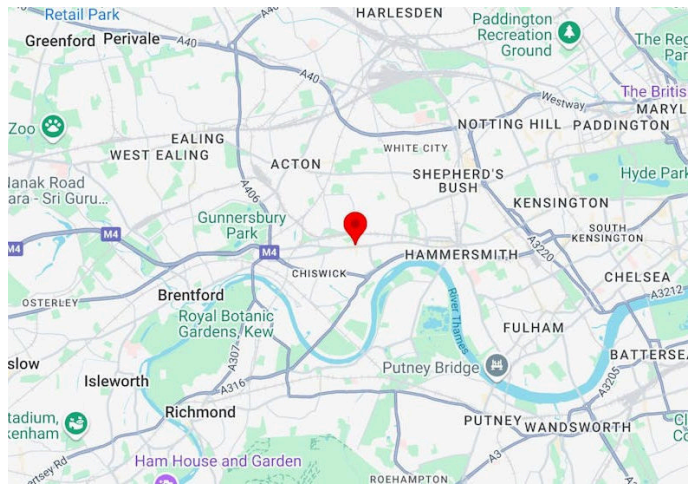
Further information

- [View Microsite](#)

Contact & Viewings

Alex Ogilvie
07414 281406
alex@meridiancp.co.uk

Adam Stackhouse
07889 510036
adam@meridiancp.co.uk



Description

This charming, mid-terraced semi-stucco fronted Freehold is a truly unique opportunity to acquire a 'best in class' Freehold Retail Investment. We are disposing of the Commercial element (Use Class E) of the property which spans the ground floor with a small mezzanine level to the rear. It is arranged to provide a Ground Floor restaurant area with semi-open kitchen/preparation area, washrooms and further dining space to the upper floor.

The commercial occupier has been on site for a considerable period of time and currently benefits from a 15 year lease within the Landlord & Tenant Act (1954) which commenced on 22nd September 2018 and will expire on 21st September 2033. The original lease has been assigned to a third party and now generates annual income of £42,950 with Rent Reviews at each 5-yearly interval, the next of which is due in September 2028.

To the side of the commercial premises, there is a private entrance leading directly to the residential duplex at first and second floor levels which has been sold off on a Long Lease for a term of 125 years from 29th September 2002, thereby leaving 122 years remaining with a modest Ground Rent of £40 per annum.

Location

The wide boulevard-like Chiswick High Road offers the main supply of shops, cafes and restaurants, including a branch of Neapolitan pizza sensation Franco Manca. Tables spill out onto the pavement, providing a calm and almost 'European' charm to the area that is renowned for its high quality gastronomic destinations. Away from the chains, cherished local eateries include the sophisticated yet welcoming La Trompette on the neighbourly Devonshire Road. Pleasant riverbank watering holes serve pints of London Pride from Fuller's historic Griffin Brewery, a site that has been producing beer since the time of Oliver Cromwell, while The Crown is a favourite with locals. Chiswick has more than its fair share of highly recommended coffee shops and patisseries, including Chief Coffee, Gail's Bakery and Nikki's. Other eateries include Fouberts, The Whistling Oyster, Cottura and Grove Park Deli.

This immediate locale is also occupied by several of the most prominent chains and occupiers including Gails, Pret a Manger and Paul alongside a number of local legends including Brutto, St John, Le Café du Marche and of course the occupying tenant Tarantella.