



308-312 Chiswick High Road

Chiswick, London, W4 1NP

Chiswick High Road Freehold Opportunity

**Suit owner occupier or
developer/investor**

7,315 sq ft
(679.59 sq m)

- Full vacant possession
- Prominent location in the centre of Chiswick
- Close to Waitrose, Pret a Manger, Crew Clothing, Boots & Robert Dyas, White Company
- Multiple options including owner occupier or mixed use development (subject to consents)

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Summary

Available Size	7,315 sq ft
Price	Price on application
Business Rates	Rateable value to be re-assessed. Interested parties are advised to make their own enquiries to the local authority.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Located in a 100% pitch on the northern side of Chiswick High Road at the junction of Clifton Gardens between Turnham Green (District and Piccadilly Lines) and Chiswick Park (District Line). Nearby retailers include Marks & Spencer, Space NK, Hotel Chocolat, The White Company, Oliver Bonas, Borough Kitchen, Gail's and Ole & Steen. The property provides a prominent, substantial, three storey property which has been extended over the years and is arranged as ground floor retail and two upper floors. The majority of the upper floors are self-contained and accessed from Clifton Gardens.

There is also a substantial rear yard (approximately 15m x 12m) providing further development scope - subject to planning.

The property is not Listed but is in a Conservation area. The property is currently vacant.

Location

The property is located in a prime pitch on the popular north side of Chiswick High Road. Nearby retailers include Waitrose, Boots, Pret a Manger, Holland & Barrett, Crew Clothing, Vodafone, Robert Dyas, Greggs, O2, Nationwide & Vision Express.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	3,273	304.07	Available
1st - First Floor	2,703	251.12	Available
2nd - Second Floor	1,339	124.40	Available
Total	7,315	679.59	

Terms

Available on a Freehold basis.

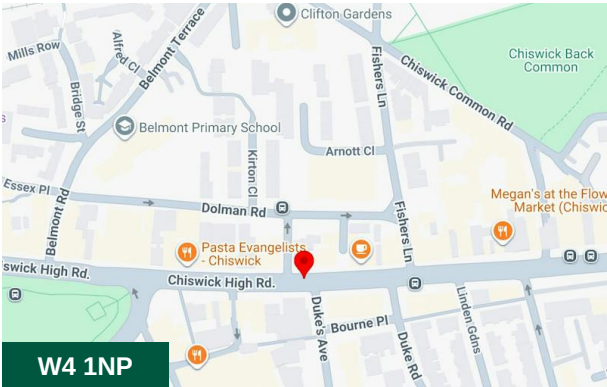
Client also owns the adjacent property 304-306 let to Nationwide - further information is available on request.

Rates

Rateable value to be re-assessed. Interested parties are advised to make their own enquiries to the local authority.

Viewings

Strictly by Appointment with Whitman & Co Commercial, or joint agents KLM.



Viewing & Further Information



Jeremy Day FRICS
020 8747 8800 | 07966 810030
jd@whitmanandco.com



308 — 312

Chiswick High Road

— W4 —

To Let or For Sale

Prime retail / restaurant
opportunity in the heart
of Chiswick



Illustrative CGI, subject to planning

Chiswick Business Park provides 1.8 million sq ft of Grade A office space and houses major occupiers such as Paramount Pictures, PepsiCo, Danone and Singapore Airlines.

Welcome to Chiswick

Chiswick is one of London's most pre-eminent villages and is home to an affluent mix of families and young professionals.

49%

of the population within
AB social group

67%

City Sophisticates

38,714

population number
within 5 min drive

224,505

population number
within 10 min drive

Source: CACI



Chiswick High Street boasts a diverse mix of premium independent retailers and major high street chains including:

Space NK, Hotel Chocolat, Borough Kitchen, Gail's and Ole & Steen. New lettings include Bird & Blend, Crew Clothing, O2 and The White Company. Local landmarks include High Road House, Chiswick House, and The Old Cinema (antique and vintage department store).

WAITROSE
& PARTNERS

1

OLE & STEEN
LAGKAGEHUSE

6

PASTA
EVANGELISTS

2

OLIVER BONAS

7

GAIL's

3

M&S

8

WAFW COFFEE

4

the
HYDE
gallery

9

THE WHITE COMPANY
LONDON

5

TEN HEALTH & FITNESS

10

Accommodation

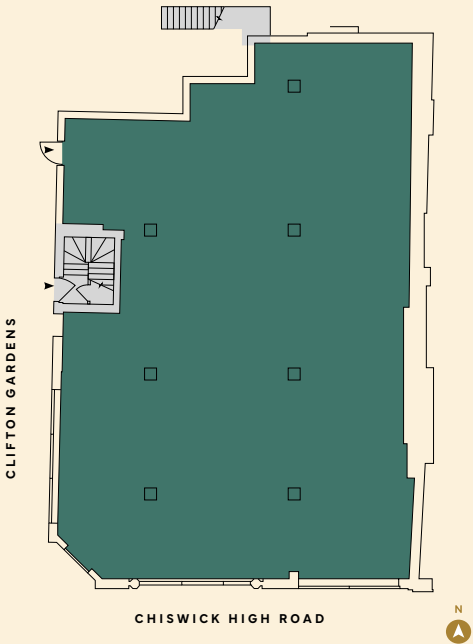
The retail unit is currently arranged as follows:

SPACE	SQ FT*	SQ M*
GROUND FLOOR RETAIL	3,144	292
TOTAL	3,144	292

*Gross internal area

Ground Floor

3,144 SQ FT / 292 SQ M



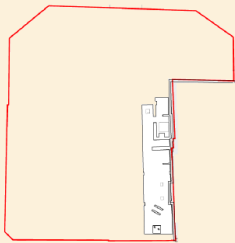
Opportunity

The subject property is one of the most prominent corner buildings in Chiswick.

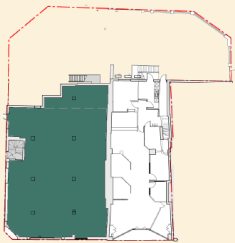
The property offers huge potential to create a high street headquarters building which might suit a restaurant, retail, nursery, medical centre and many other uses.

There is a substantial site at the rear currently used for parking and deliveries with potential to extend and develop, together with significant upper floors to provide ancillary accommodation.

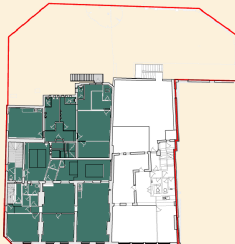
Our client also owns the adjoining freehold building and site at the rear, currently let to Nationwide.



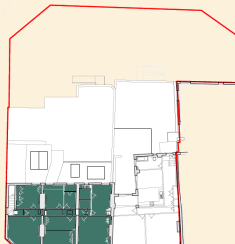
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Details

AVAILABILITY

The Property is available on either a Freehold basis or on a new lease directly from the Landlord.

RENT

Offers in excess of £160,000 per annum exclusive.

FREEHOLD SALE

Price on application.

BUSINESS RATES

Rateable Value to be reassessed. Interested parties are advised to make their own enquiries to the Local Authority.

TIMING

The Property is available immediately, subject to Vacant Possession.

COSTS

Each party is to be responsible for their own costs incurred in the transaction

EPC

EPC Rating - C (73)

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WHITMAN & CO.
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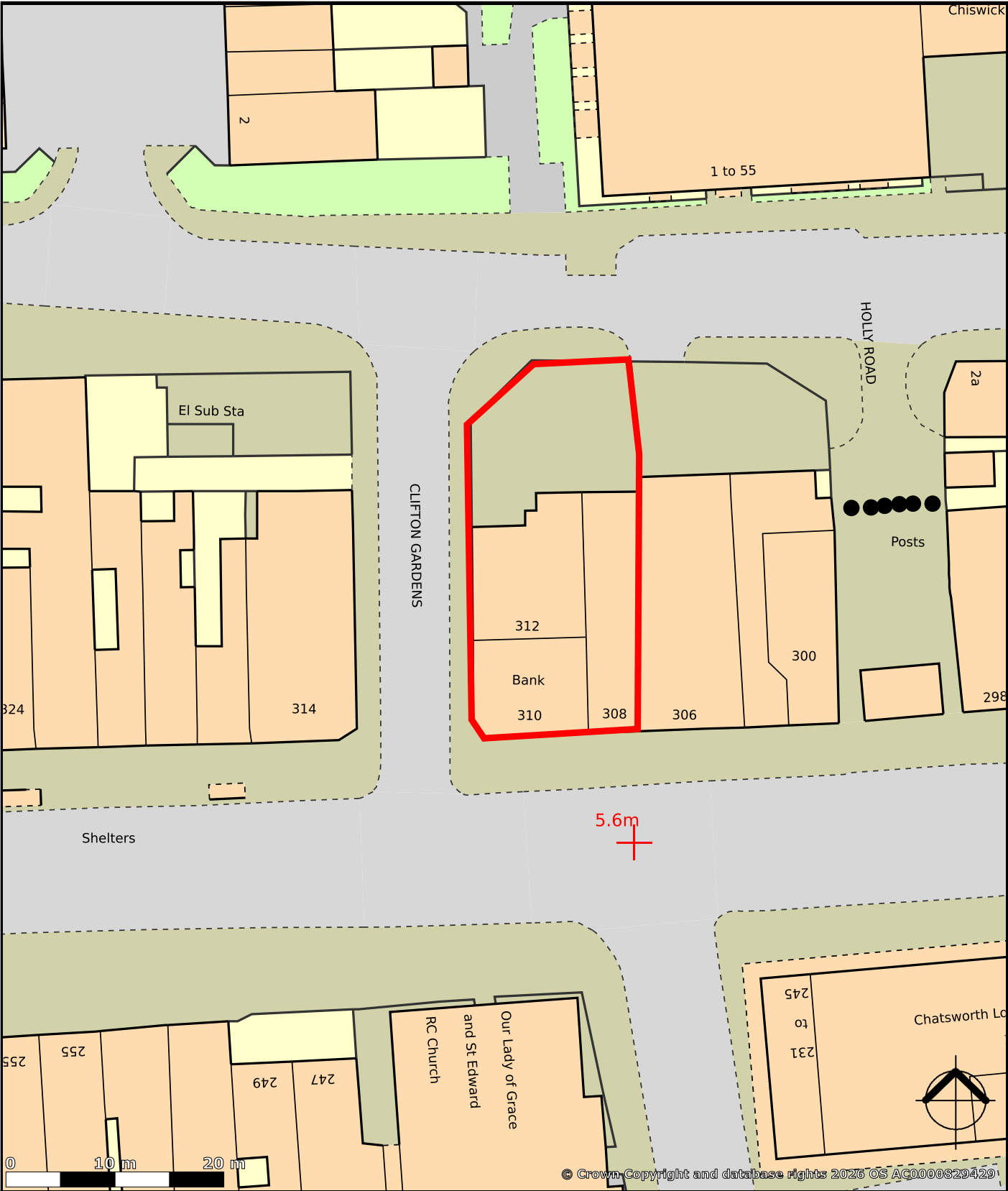
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Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, CGIs are an illustrated impression and not the accurate description of any features nor furnishings, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. June 2026.

Marketing: [Stuart Chapman Design](#)



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