



478 Chiswick High Road

Chiswick, London, W4 5TT

**Double-fronted
shop/showroom to let on a
new lease**

**Would suit a range of uses,
subject to consents. Hot
food uses not encouraged**

1,976 sq ft
(183.58 sq m)

- Ground Floor with Basement ancillary space
- Currently fitted to a high standard for beauty and treatment uses
- Available on new lease
- Subject to vacation by current tenant
- Nearby occupiers include Magnet, Neptune, Chiswick Interiors & Andrew Macintosh Kitchens

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Summary

Available Size	1,976 sq ft
Rent	£72,000 per annum
Rateable Value	£54,000 2026 RV
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Double-fronted shop/showroom, currently fitted as a beauty training school and salon, with a training room in the basement. Would suit a range of uses, subject to consents.

The first and second floor offices might additionally be available.

Location

The premises are situated on the popular north side of Chiswick High Road, to the west of Acton Lane. Nearby occupiers include Pawra (Mars Inc), Magnet, Neptune, Chiswick Interiors and Andrew Macintosh Kitchens, as well as other restaurant, cafés and pubs in this popular leisure location. Chiswick Business Park, home to numerous major corporations is a 5 minute walk to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,017	94.48	Available
Ground - Storage	352	32.70	Available
Basement - Training Room	607	56.39	Available
Total	1,976	183.57	

Terms

Available on a new fully repairing and insuring lease for a term to be agreed.

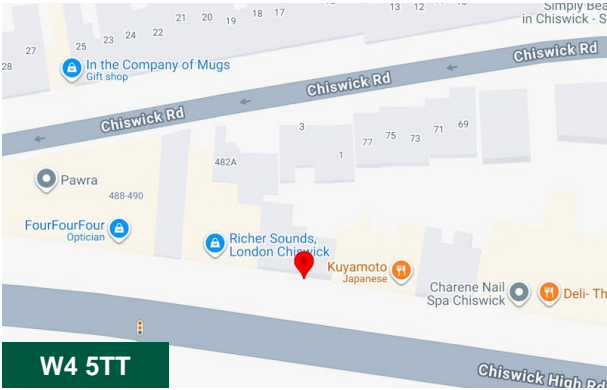
Offers are invited, which should include; Name/Names of Tenant and Guarantors (or other security to be provided), lease length and rent, and a one-page summary business plan identifying the use to which the premises will be put, and to provide assurance to the landlord (incl background, experience, credentials, viability, etc).

RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Viewings

Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information



Jeremy Day FRICS
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jd@whitmanandco.com





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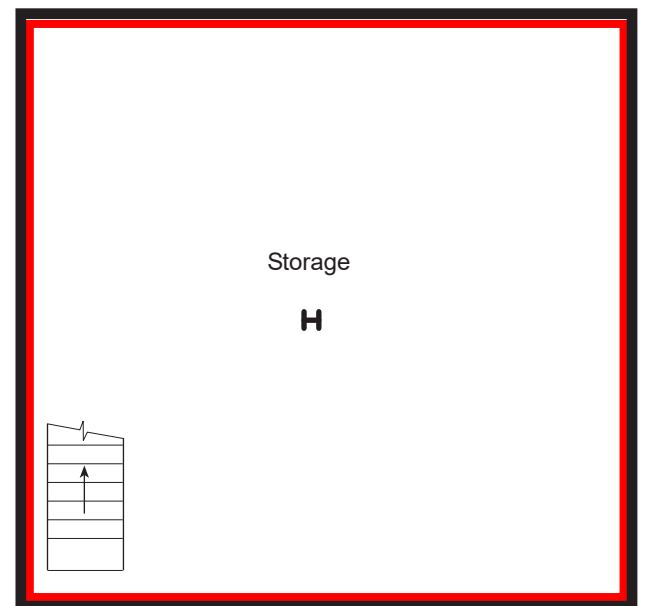
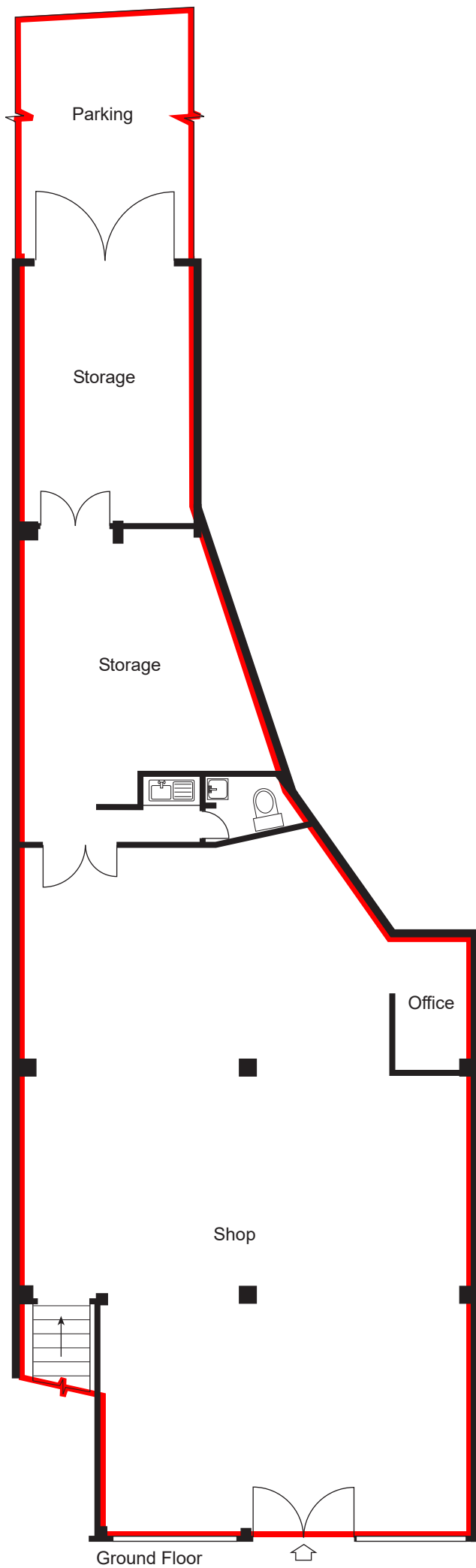
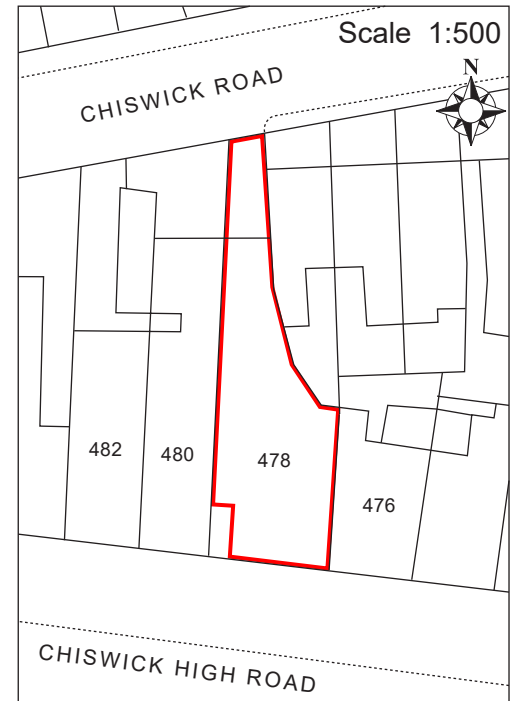
March 2016

Scale 1:100

Metres 0 1 2 3



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Basement

478 Chiswick High Road

