



104-108 Chiswick High Rd

Chiswick, London, W4 1PU

Part-fitted contrast therapy spa and healthclub to let

**Offers are sought from
established operators**

3,023 sq ft
(280.85 sq m)

- Part-fitted to provide 2x studios, sauna, halotherapy, cryotherapy/contrast therapy.
- Prominent corner location on busy junction with return frontage
- Arranged over ground and lower ground floors
- HVAC/3 phase electrical supply
- New lease. No premium.

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Summary

Available Size	3,023 sq ft
Rent	£95,000 per annum No Premium
Business Rates	RV TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

A rare opportunity to acquire this prominent unit in the heart of Chiswick.

The property has been partially fitted for use as a health club giving a new tenant a head-start on fitout investment (Estimated >£500k).

Location

The property is situated at the junction of Chiswick High Road and Chiswick Lane, close to the A4 at Hogarth Roundabout.

Nearby occupiers include Sainsbury’s Local, the popular new Chiswick Cinema, Balfes Bikes, Brewers Decorator Centre, the trendy High Road House club and brasserie, and a range of national and local restaurants, cafes, shops, boutiques and services.

A number of TfL bus routes and the C9 Cycleway run past the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	690	64.10	Let
Lower Ground	2,333	216.74	Let
Total	3,023	280.84	

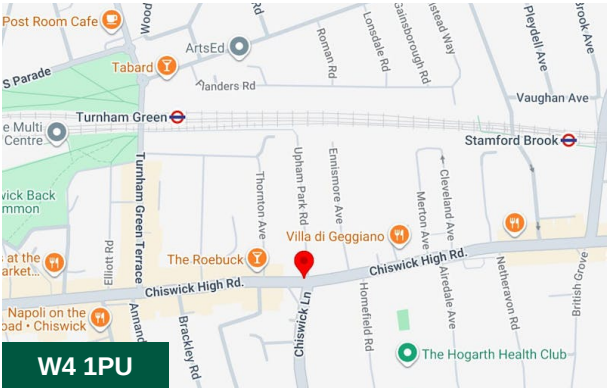
Terms

The premises are to be let on an as-seen basis, and are available by way of a new lease (inside the L&T Act 1954), on fully repairing terms. The landlord will entertain offers for a 5, 10 or 15 year lease, subject to upward only market rent reviews on each 5th anniversary.

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Viewings

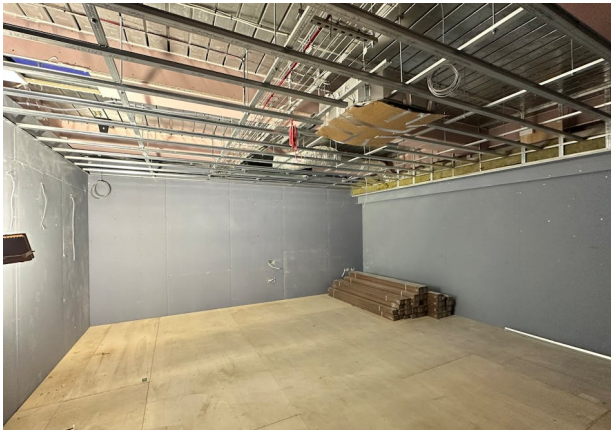
Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information

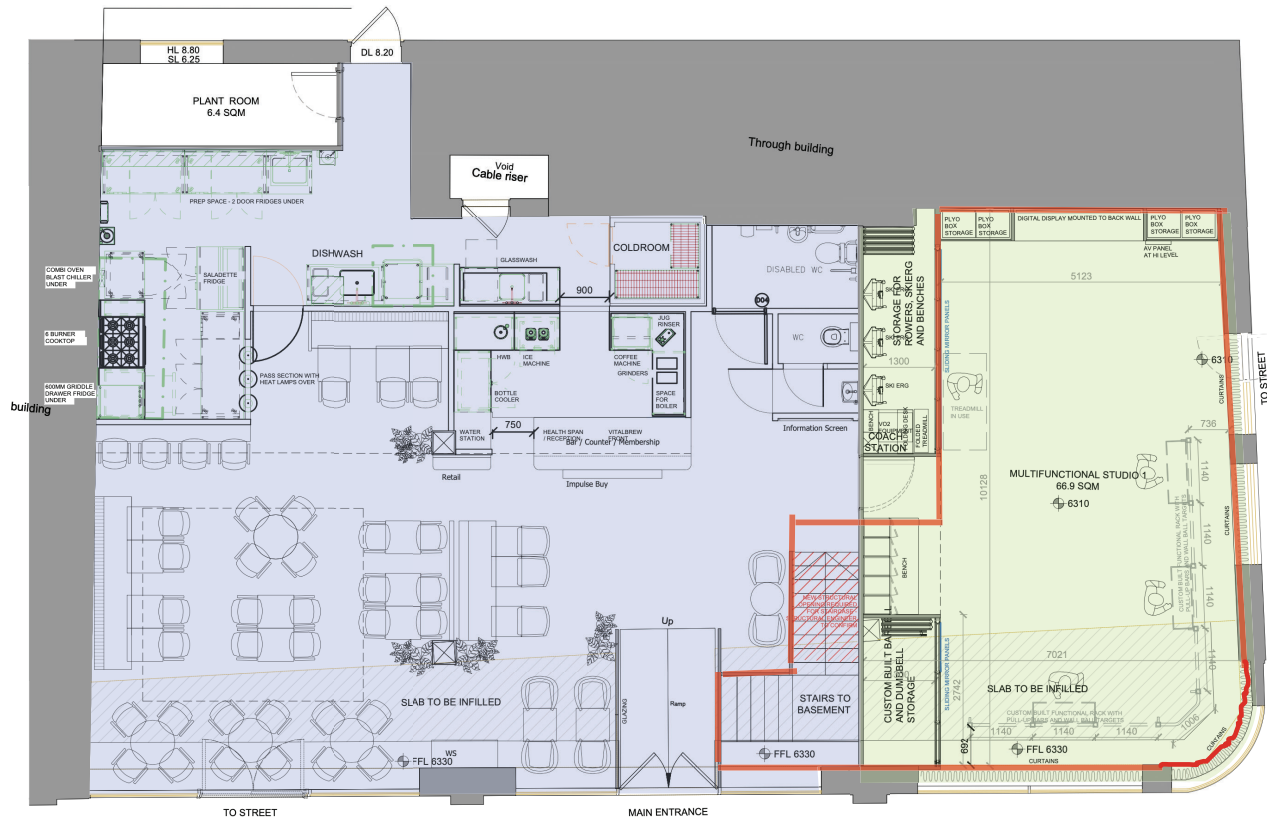


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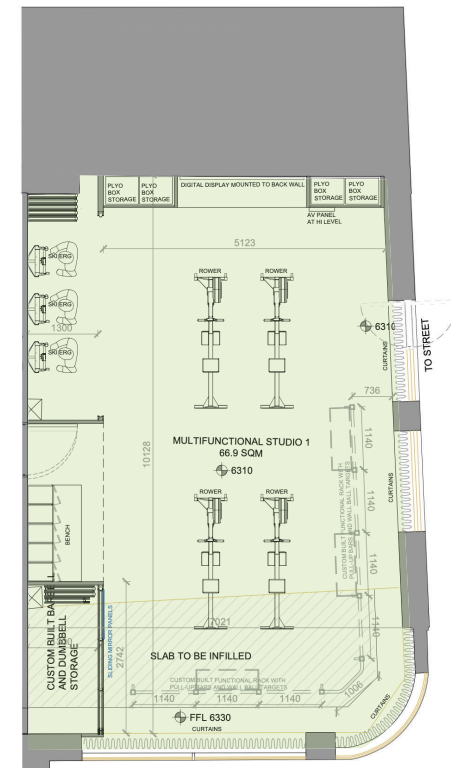


Ground floor layout



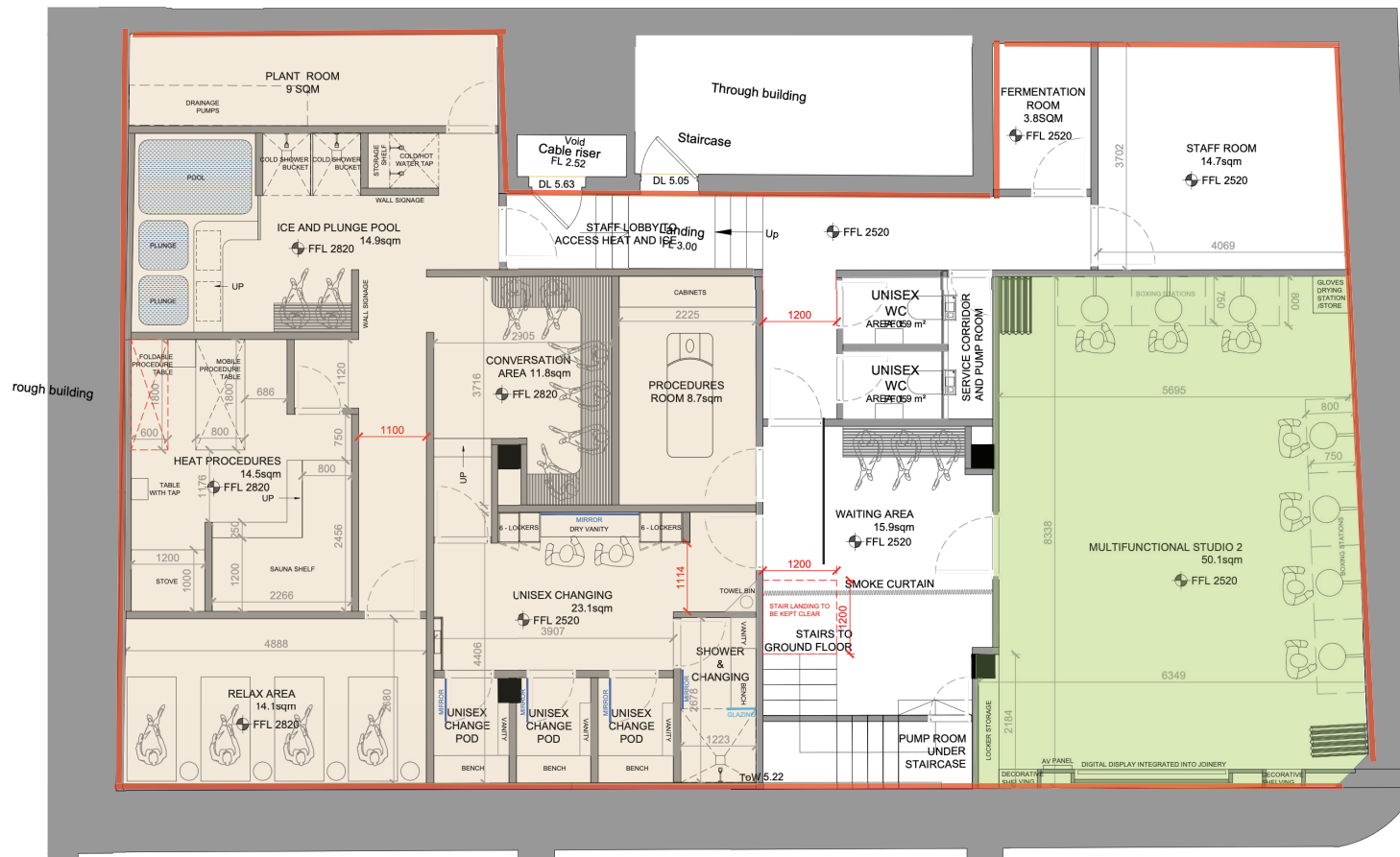
BlueTable Cafe & VitalBrew Bar

Multifunctional Studio
General layout



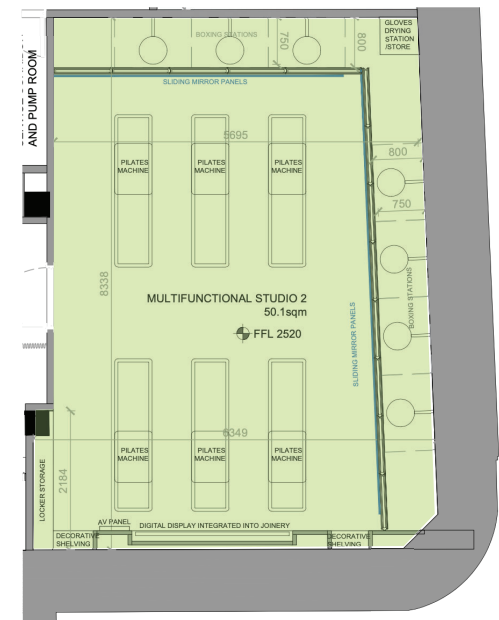
Multifunctional Studio
Fitness layout

Low Ground floor layout



Heat&Ice SPA

Multifunctional Studio
Boxing layout



Multifunctional Studio
Yoga/Pilates/Dancing layout

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