



104-108 Chiswick High Rd

Chiswick, London, W4 1PU

Part-fitted healthclub/spa/cafe to let

**Offers are sought from
established operators**

4,583 sq ft
(425.77 sq m)

- Part-fitted to provide 2x studios, sauna, halotherapy, cryotherapy (contrast therapy) and cafe restaurant.
- Prominent corner location with return frontage
- One of Chiswick's larger units, arranged over ground and lower ground floors
- HVAC/3 phase electrical supply

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Summary

Available Size	4,583 sq ft
Rent	£175,000 per annum
Rateable Value	£155,000 Retail Relief might apply
Car Parking	1 car space
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

A rare opportunity to acquire this attractive and prominent flagship store in the heart of Chiswick.

The property has been partially fitted for use as a health club.

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	2,250	209.03	Let
Lower Ground	2,333	216.74	Let
Total	4,583	425.77	

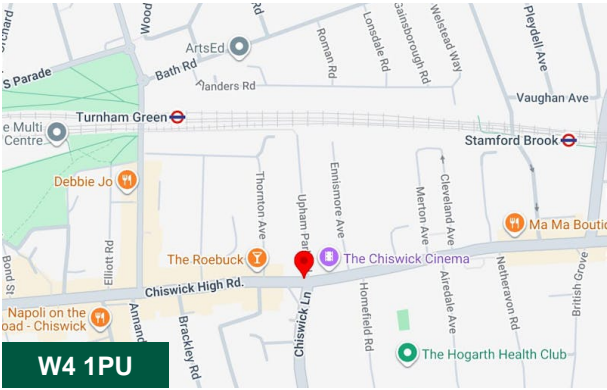
Viewings

Strictly by appointment with Whitman & Co Commercial.

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.

Offers are sought from established retailers, or other suitable uses.



Viewing & Further Information



Jeremy Day FRICS
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jd@whitmanandco.com





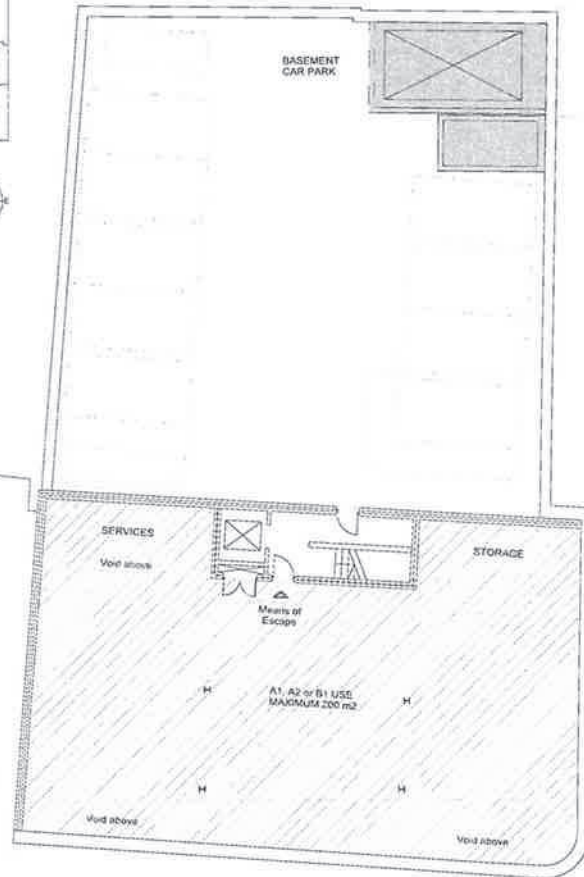


Location Plan
Scale 1:1250 @A1

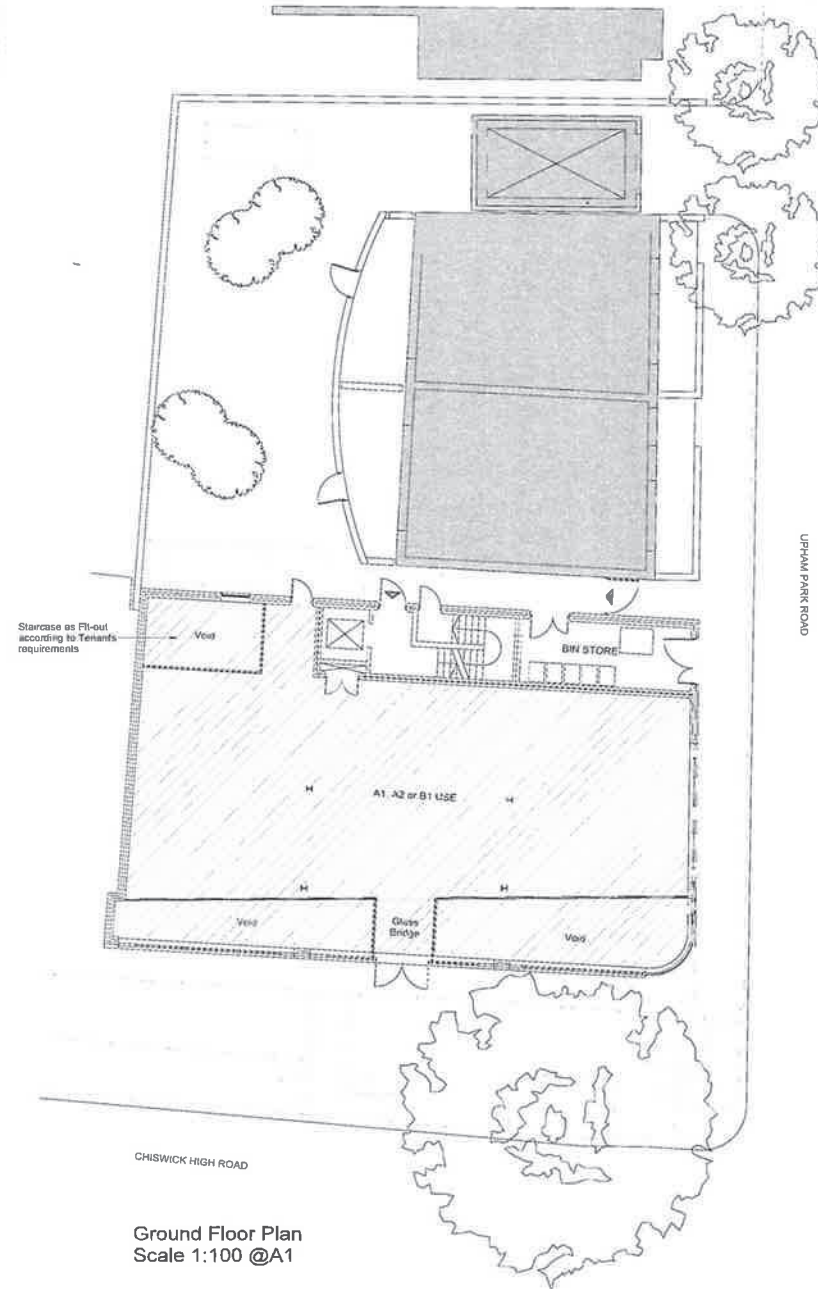
Crown Copyright. All rights reserved.
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Site Boundary taken from H.M. Land Registry General Map -
Hounslow OS Map ref: TQ2178NW, Title No: NGL 185178



Note:
If increase in area,
Sprinklers or additional
detection maybe required



Basement Floor Plan
Scale 1:100 @A1



Ground Floor Plan
Scale 1:100 @A1



Hatched area indicates
extent of A1, A2 or B2 use

Rev. A
Rev. -
Revised
Scale in metres
1 2 3 4 5 6 7 8 9 10

104-108 CHISWICK
HIGH ROAD
LONDON W4 1PU

Lease Plans and
Location Plan

DUO DESIGN AND ARCHITECTURE
20/21 Haverstock Hill
19, Chiswick Lane, London W4 2LR
Tel: 020 8994 8993
Mob: 07728 052718
andreas_haverstock@hotmail.co.uk

Scale of A1: 1:100 and 1:100
Date created: -
Drawn by: JH

Drawing No. Rev.
107 / LP 01 A

104-108 Chiswick High Road

