



60 Southfield Road

Chiswick, W4 1BD

**Retail shop in prominent
Bedford Park location
available for the first time in
many years**

**Current Business also for
sale**

600 sq ft
(55.74 sq m)

- Ground Floor Shop
- Prominent Bedford Park location
- Would also suit a range of uses
- Available on a new lease
- No premium

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Summary

Available Size	600 sq ft
Rent	£32,500 per annum
Rateable Value	£13,000 2026 RV. Small Business Rates Relief should apply for qualifying ratepayers
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

The property offers a generous retail frontage of 21ft and is arranged to provide good clear sales space to depth around 24 ft, with kitchenette, store & WC, plus 500sf of covered yard to the rear and a car space.

The property is to be let as seen and as such will benefit from an incoming tenant's fit out.

Location

Situated in a prominent position facing south west along The Avenue to the north of Bedford Park. The area is renowned for its leafy surroundings, nestled amidst a vibrant neighbourhood that offers a wealth of amenities, including renowned restaurants, cafes, shops, parks, and leisure facilities.

Positioned in close proximity to Turnham Green underground station, as well as numerous bus routes, the property enjoys excellent transport connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	475	44.13	Available
Ground - Ancillary	125	11.61	Available
Ground - Covered Yard	501	46.54	Available
Total	1,101	102.28	

Terms

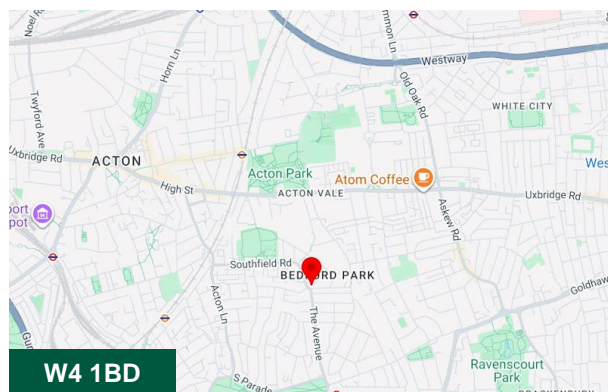
Available on a new lease on terms to be agreed, subject to vacation by the existing tenant.

Alternatively, the tenant is willing to enter into a sale of the lease, stock and goodwill of the existing plumbing supplies business.

Compliance

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

2) Purchasers/tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.



Viewing & Further Information



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