

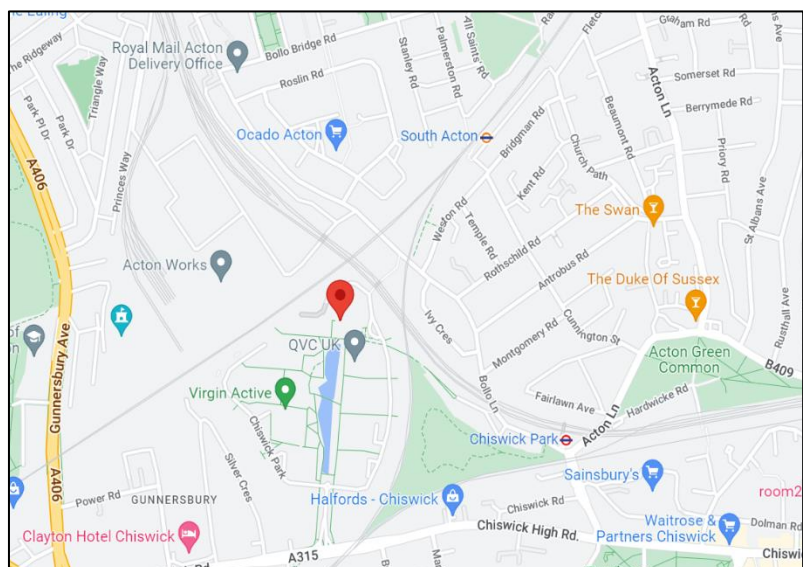


Building 5, 566 Chiswick Park, Chiswick High Road, London W4 5YA

Summary

- Free of Tie
- Leasehold Assignment
- Waterside Location
- Outside Area
- Late Licence

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is located in Chiswick Park a retail park in Chiswick. The park comprises 1.8 million sq ft which is arranged as 12 office buildings and 45,000 sq ft of retail space. The park is situated off the A315, and the A406.

The property has the benefit of good transport links with Gunnersbury Station 0.4 miles south of the property, Chiswick Park Station 0.4 miles east of the property, South Acton 0.4 miles north east of the property and Acton Town Station 0.7 miles north of the property.

The surrounding occupiers of the property are predominately offices.

For a better understanding of the location please review [Google Street View](#)

Description

The property is located at the ground floor of an office building. It is presented in an open plan style for approximately 50 covers, served by a large bar servery. Ancillary accommodation comprises of trade kitchen, cold room, stores and customer WC's. To the front is an outside seating area for approximately 30 covers.

Tenure

Leasehold.

Terms

The property is held on a lease for 20 years from 24 June 2007, expiring 23rd June 2027 a rent of £80,000 per annum or 10% of turnover whichever is the higher

Premium

Offers invited.

Planning

The premises benefits from Sui Generis use.

Licensing

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Sunday to Thursday	10:00am to 11:00pm
Friday & Saturday	10:00am to 01:00am

Fixtures & Fittings

All fixtures and fittings that are located at the property will remain.

Rateable Value

The current rateable value is £91,000.

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.

