



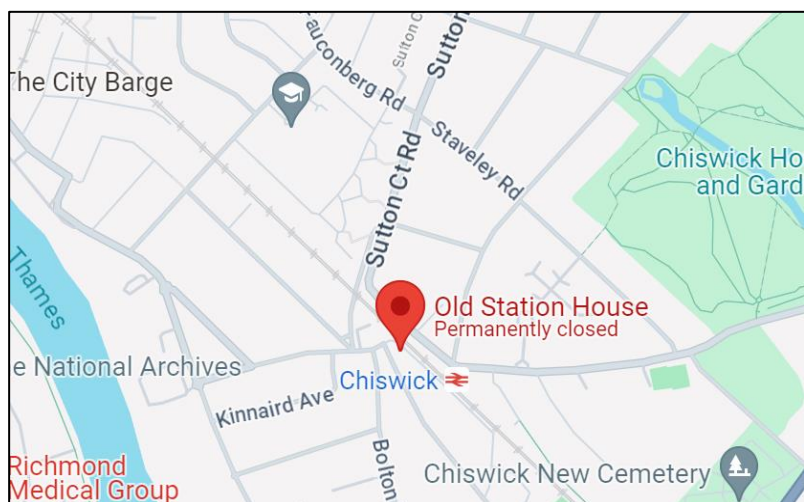
Station House, 2 Grove Park Road, Chiswick, London W4 3SG

Summary

- New Free of Tie Lease Available
- Ground Floor and Basement Only
- Outside Seating
- Shell Condition
- Sui Generis Use

Rent – £80,000 per annum

THE COFFER GROUP



Viewing is strictly by prior appointment with sole agents
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Location

The property is adjacent to Chiswick Station. It is situated on a prominent corner position fronting Grove Park Road and Spencer Road.

The surrounding occupiers include residential dwellings and retailers.

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

Description

The property is a three-storey building of brick construction under a pitched tiled roof. The ground floor and basement are in shell condition.

The property benefits from outside seating to the front of the property.

Floor Areas

Ground	1,772 sq ft	164.62 sq m
Basement	672 sq ft	62.43 sq m
Outside Seating	1,567 sq ft	145.57 sq m

Tenure

Leasehold

Terms

The property is available by way of a new 10-15 year free of tie lease, on terms to be agreed.

Rent

£80,000 per annum.

Rateable Value

The current rateable value is £19,300.

Planning

The premises benefit from Sui Generis Use.

Licensing

The property has the benefit from a premise licence for the sale of alcohol between 10.00 – 23.00 Monday to Sunday.

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 Coffery Lyons.