



144 Chiswick High Road, London W4 1PU

Location

The premises are located on Chiswick High Road and form part of the main shopping and dining destination for Chiswick. An affluent London neighbourhood, Chiswick benefits from a large residential catchment throughout the week with additional visitors on weekends. Notable operators nearby include Napoli on the Road, The Roebuck, Pho, High Road Brasserie, and Hare & Tortoise amongst numerous other independent and corporate operators.

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

Description

The premises are arranged over ground floor and basement and benefit from existing restaurant M&E and extraction. The premises are fitted as a turnkey pizza restaurant but would suit a variety of operating styles. In addition there is an attractive area of outside seating.

We understand the approximate gross internal area:

| | | |
|--------------|-----------------|--------------------|
| Ground Floor | 135 sq m | 1,455 sq ft |
| Basement | 116 sq m | 1,250 sq ft |
| Total | 251 sq m | 2,705 sq ft |

Lease

Available on a new lease, subject to vacant possession.

Rent

Offers in excess of £100,000 per annum exclusive will be considered.

Planning

The premises benefit from E Class Use.

Licencing

There is a premises licence in place allowing the sale of alcohol at the following times:

| | |
|------------------|--------------------|
| Monday to Sunday | 09.00am to 02.00am |
|------------------|--------------------|

Rateable Value

The current rateable value of the premises is £70,500 (from 1st April 2026) All interested parties are advised to satisfy themselves with the relevant local authority.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

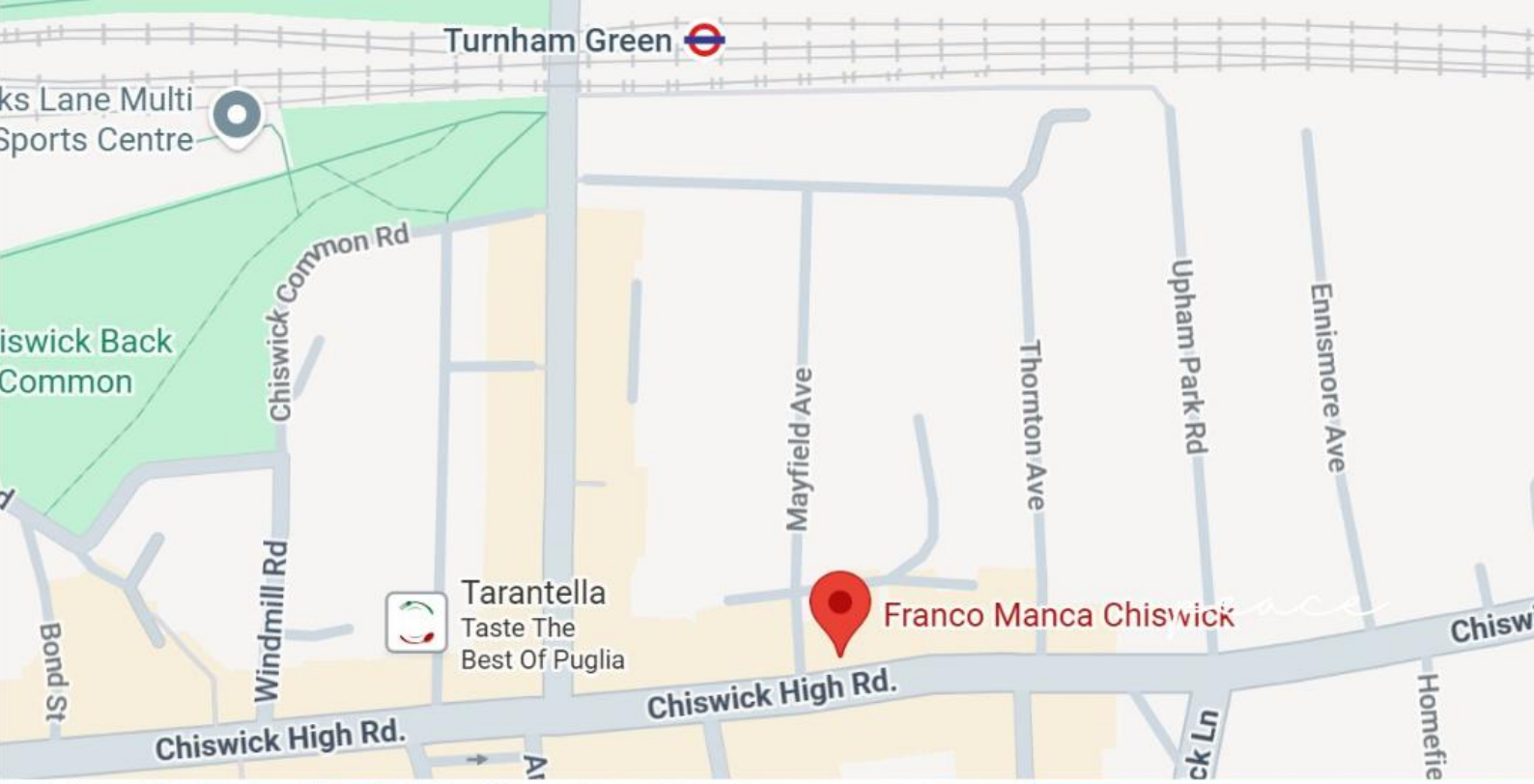
Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



**DAVIS
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E CLASS USE - FITTED RESTAURANT - 2,700 SQ FT

TO LET – CHISWICK HIGH ROAD, W4



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