



SUI GENERIS (FOOD TAKEAWAY) UNIT IN AFFLUENT CHISWICK  
**TO LET £40,000 PER ANNUM**  
88 CHISWICK HIGH ROAD, LONDON, W4 1SH





- APPROX. 1,055 SQ. FT. (98 SQ. M.) OVER GROUND AND BASEMENT
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- AFFLUENT LOCATION WITHIN CHISWICK HIGH ROAD
- SUI GENERIS USE (FOOD TAKEAWAY)

### Location

The property occupies a prominent corner position on Chiswick High Road, a vibrant and well-established high street, surrounded by a mix of independent boutiques, cafés, and popular occupiers. Transport connections are excellent, with Turnham Green Station (District and Piccadilly lines) and Chiswick Park Station (District line) both within easy walking distance, providing direct access to Central London and Heathrow. Numerous bus routes also serve the area, with convenient links to Hammersmith and surrounding locations.

### Description

The unit was formerly trading as KFC, and is arranged over ground and basement floors together with a rear yard which currently accommodated two car parking spaces and is accessed via both levels. There are existing cold store and freezer rooms at ground level, and the basement provides ancillary space for storage, and a staff WC. The premises would lend well to restaurant operators, making it an ideal opportunity for businesses seeking a presence in the heart of Chiswick's busy and affluent high street.

### User

We believe the premises fall under Class Sui Generis (take away) use of The Town and Country Planning (UseClasses) (Amendment) (England) Regulations 2020.

### EPC

The premises has an Energy Performance Certificate rating of E (121) and a copy of the certificate is available upon request.

### Rateable Value

The current Rateable Value is £22,500; however, interested parties should make their own enquiries of the VOA and the rates payable.

### Local Authority

London Borough of Hounslow.

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	53.41	575
Basement	44.59	480
<b>Total</b>	<b>98</b>	<b>1,055</b>

### Rent

£40,000 per annum, exclusive of VAT and other outgoings.

### Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

### Service Charge

To be confirmed.

### Legal

Each party to bear its own legal costs.

### VAT

To be confirmed.

### AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

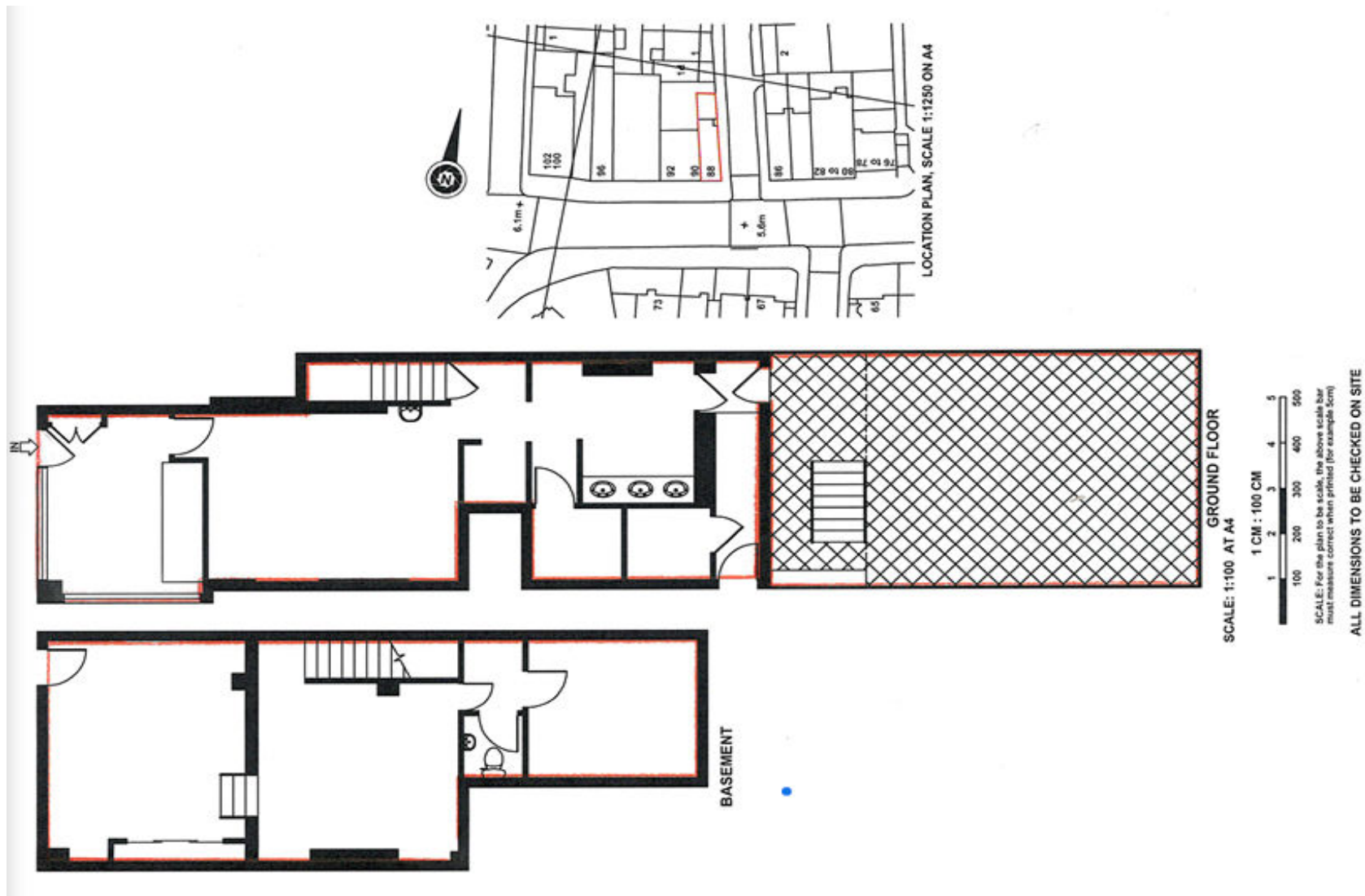
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NB: The lease plan above is not to scale and should not be relied upon, for indicative purposes only.

**Viewing**

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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