

TELEPHONE

020 8995 5678

DEVELOPMENT OPPORTUNITY

with planning permission

Shop with A3-Use + Upper Parts

**470 CHISWICK HIGH ROAD
LONDON, W4 5TT**

FREEHOLD – For Sale

Vacant Possession



LOCATION

Situated on the 'PRIME' NORTH SIDE of Chiswick High Road (A315), about 150 yards west of the traffic light junction with Acton Lane/Sutton Lane North (Turnham Green). Forming part of this busy parade of shops, restaurants, snack bars, etc. and close to a number of office blocks; about ¼ mile east of the new **Chiswick Business Park**. Chiswick Park TfL (District line) station is within 350 yards, close to Sainsbury's Food Store. Many 'bus routes pass the property. Convenient for 'pay & display' parking, and loading bays to the front.

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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470 Chiswick High Road, Chiswick, London, W4 5TT

DESCRIPTION

The property is currently arranged as follows:

GROUND FLOOR	-	465 sq. ft. (43.20m ²)	<i>Restaurant</i>
BASEMENT	-	500 sq. ft. (46.45m ²)	<i>Kitchen, etc.</i>
NET FRONTAGE	-	14'0 (4.27m)	
GROSS FRONTAGE	-	18'6 (5.64m)	
BUILT DEPTH	-	38'0 (11.59m)	
REAR YARD	-	15'3 x 17'6 (4.65m x 5.34m) with pedestrian access to Chiswick Road.	

Self contained upper parts, with door off Chiswick High Road:

FIRST FLOOR	-	415 sq. ft. (38.55m ²)	<i>2 rooms</i>
SECOND FLOOR	-	430 sq. ft. (39.95m ²)	<i>2 room including kitchen/bathroom</i>
THIRD FLOOR	-	310 sq. ft. (28.80m ²)	<i>2 rooms</i>

Planning Permission has been GRANTED to include for an enlarged Ground Floor and Basement restaurant (A3-Use), and conversion of the residential upper parts to a self contained First Floor Flat and Second & Third Floor maisonette – plans available.

TERMS

FREEHOLD: For Sale with full vacant possession.

PRICE: Offers in excess of **£1.0m**, subject to contract only.
We are advised the property is not VAT registered.

LEGAL COSTS: Each party to be responsible for its own legal costs in this transaction.

However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being sent out, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

VIEWINGS: Strictly through the vendor's sole agent:

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Subject to Contract

05/09