

**New lease - Class E use - 1,141 sq ft sales area**  
**346 - 348 Chiswick High Road,**  
**London, W4 5TA**



**LOCATION:** The property is located on the northern side of Chiswick High Road, opposite its junction with Heathfield Terrace. The unit has excellent transport connections with Chiswick Park and Turnham Green underground stations both within 10 minutes walking distance.

The subject property is adjacent to **Holland & Barrett** and **Little Dobbies**, with other nearby occupiers including **Waitrose**, **M&S Simply Food**, **Amorino**, **Five Guys**, and **Gail's**.

**TERMS:** A new effectively full repairing and insuring lease for a term to be agreed.

**RENT:** **On application.**

**ACCOMMODATION:** The unit is arranged over ground floor only and comprises the below approximate net internal floor areas. Please note the upper parts are being converted into residential and the ground floor will be reconfigured to allow for residential access off Chiswick High Road.

**Ground Floor Sales:** 1,141 sq ft (106 sq m)

**Ground Floor Storage/Ancillary:** 506 sq ft (47 sq m)

*\*measurements have been taken off scaled plans which are available on request.*

**USE:** The property benefits from Class E use.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

**EPC:** Available on request.

**RATES:** Current rateable value is £108,000 however the ground floor will be reassessed for rates following its reconfiguration and separation from the upper parts.

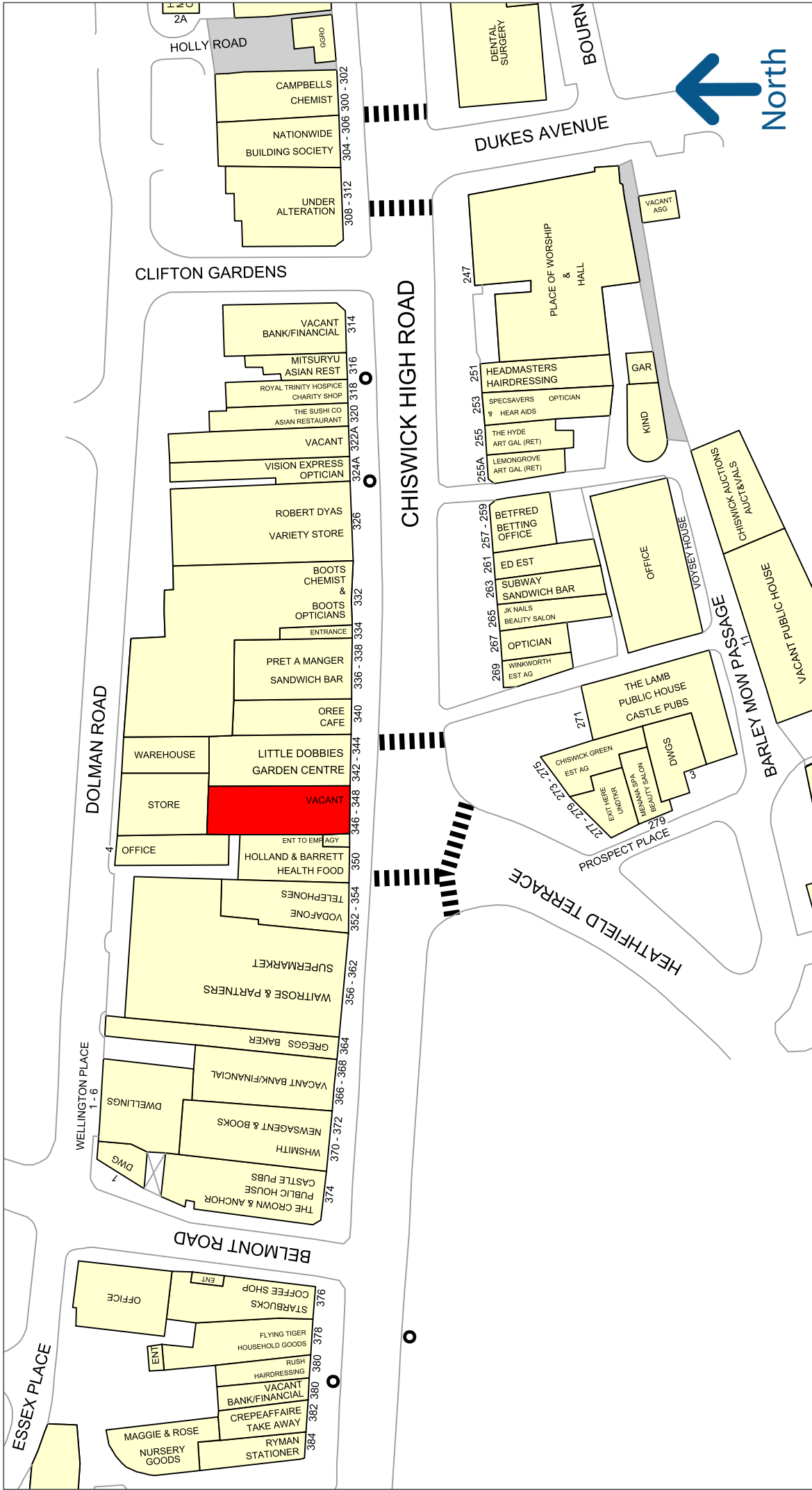
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