

# CHISWICK W4 1PD

## 242 HIGH ROAD

### PRIME SHOP TO LET



Second Floor  
25 Foubert's Place  
London W1F 7QF

#### LOCATION

Occupying a prime trading location within High Road, immediately adjacent to **M&S Simply Food**. Other occupiers in the immediate vicinity include **Tesco Express**, **Oliver Bonas**, **Costa**, **Waterstones** and **Gap Kids**.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

The property is arranged on ground floor only and comprises the following approximate dimensions and net floor areas:

Gross Frontage	21 ft 0 in	6.4 m
Net Frontage	19 ft 0 in	5.8 m
Internal Width	20 ft 4 in	6.2 m
Shop Depth	74 ft 3 in	22.6 m
Ground Floor Sales	1,470 sq ft	137 sq m

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£90,000 per annum exclusive**.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.



#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£93,000
UBR 2020/2021	£0.532

Interested parties should make their own enquiries to verify this information. 100% business rates relief until 31st March 2021 for eligible occupiers.

#### EPC

The Energy Performance Certificate confirms an energy rating of D90 for the subject property. A copy of the certificate can be provided upon request.

#### VIEWING

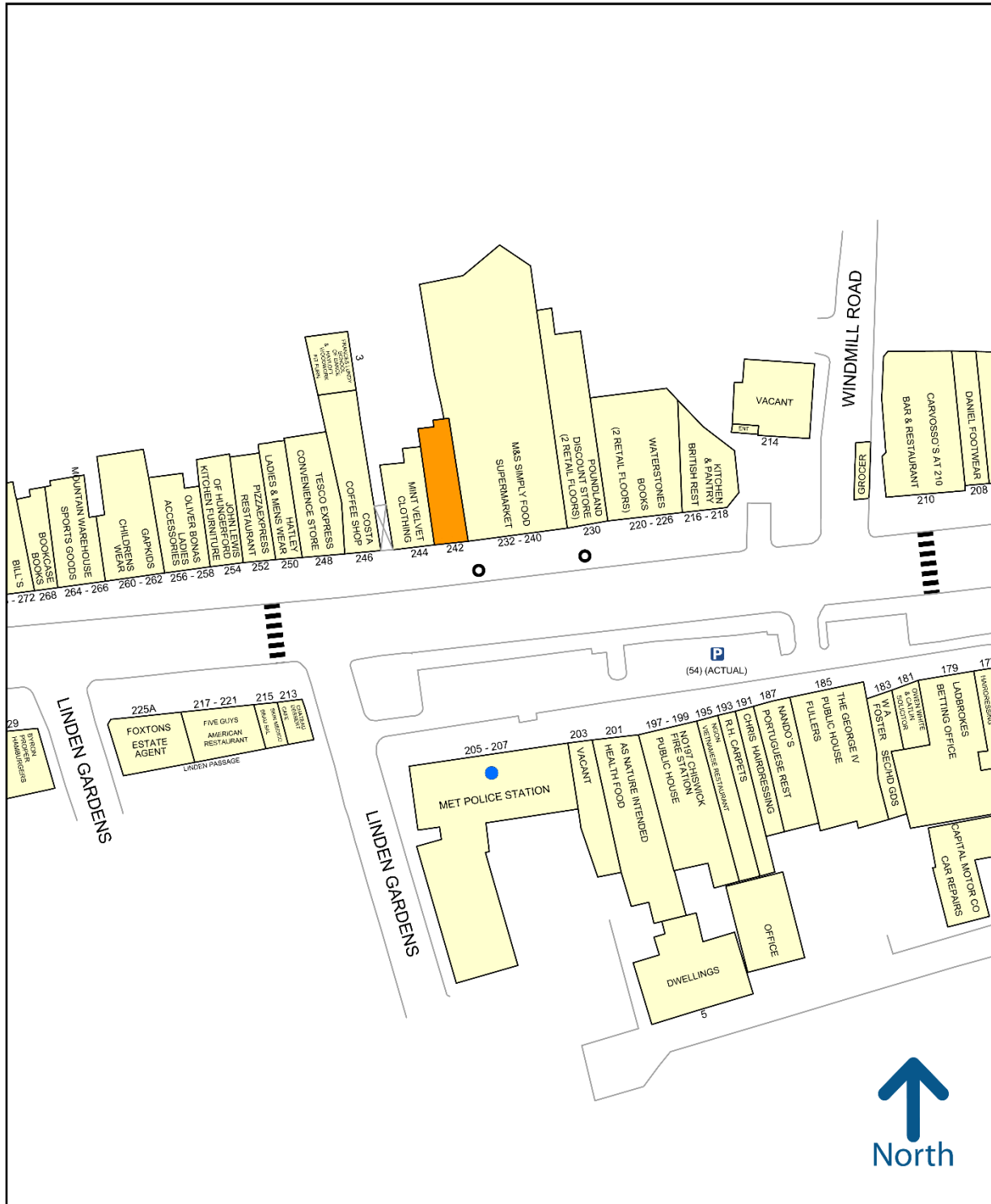
For further information or arrangement to inspect, please contact:

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**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 19/10/2020  
Created By: HRH Retail