

Rolfe East



Chiswick High Road, Chiswick, W4 5RG

£69,237 Per Week

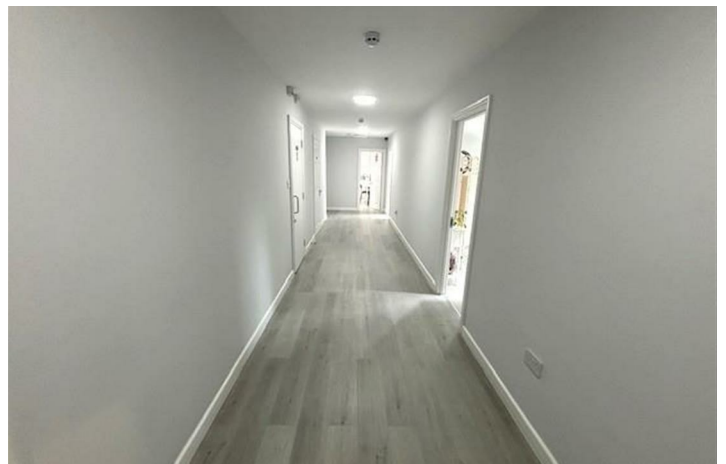
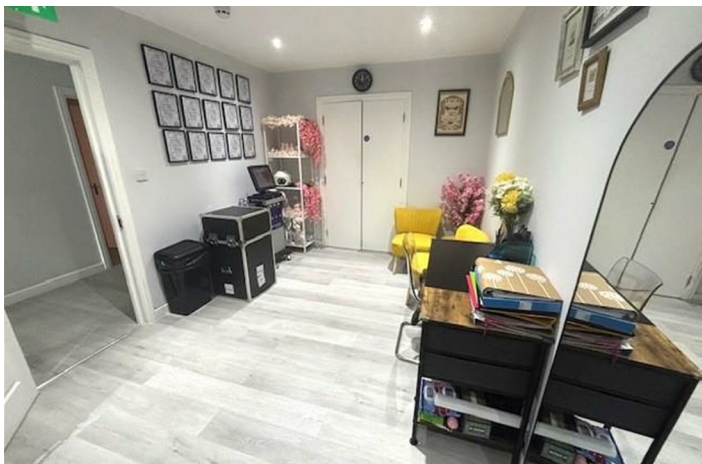
- Lease Re-Assignment
- Unrivalled Location
- Turn Key Business
- Superb Finish Through
- Opportunity to Sublet

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An extremely rare opportunity to own the lease of this ground floor circa 3250sq ft commercial unit, offered to the market in superb condition throughout, offering separate, sub- leasable rooms (some tenants in situ can remain) or fully vacant possession. The property is finished to the highest of standards, currently being used as a beauty clinic with all the off chute benefits of in house treatments, is set up with a large bright reception - which could be used to add another unit or so, and various treatment rooms leading from a vast corridor. There is a cafeteria / kitchen area for staff, ample storage and WC facilities. The property also benefits from a superb paved outdoor area to the rear, for the use of its occupants as they see fit. STPP. The commercial unit is situated on the busy Chiswick High Road, with a high footfall of residential users close to all local amenities and transport links. This property is subject to a premium for the lease, but please call Rolfe East on 0208 566 0288 for more information and viewings by appointment only.



Council Tax Band: Exempt

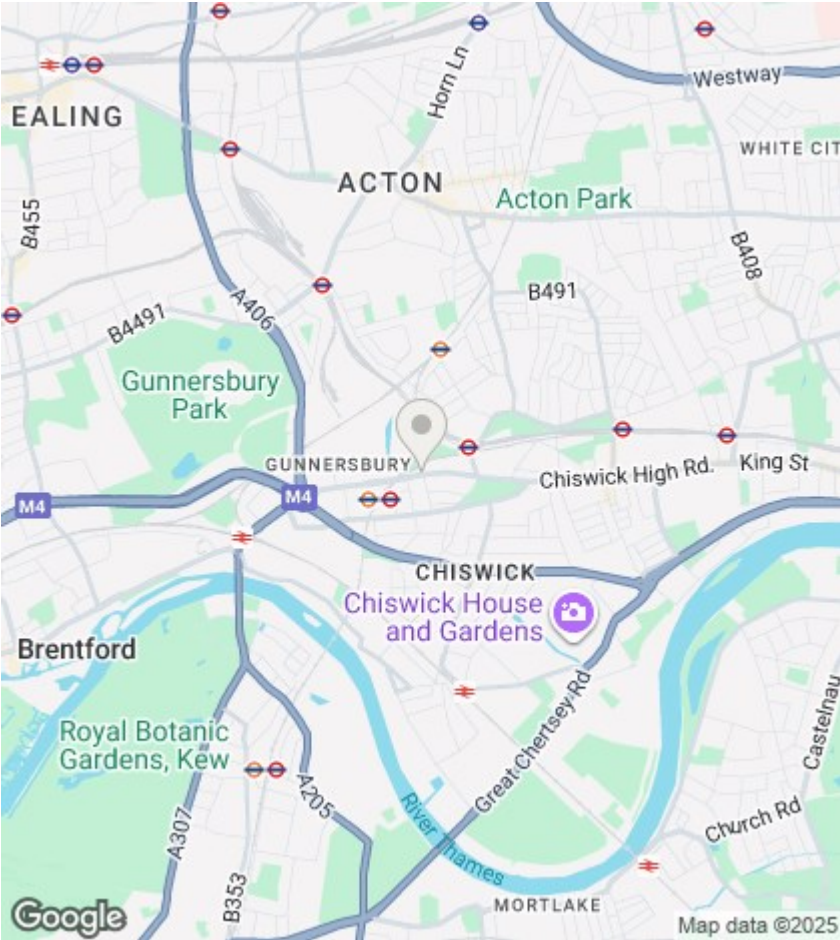




CHISWICK SALON 19.12.2022

GROUND FLOOR PLAN

PROJ-NO	CHISWICK SALON			
PROJ-NO	A	01	01	a3 01
PROJ-NO				
PROJ-NO				
PROJ-NO				
DATE	19/12/2022			



Directions

Viewings

Viewings by arrangement only. Call 020 8566 0288 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	