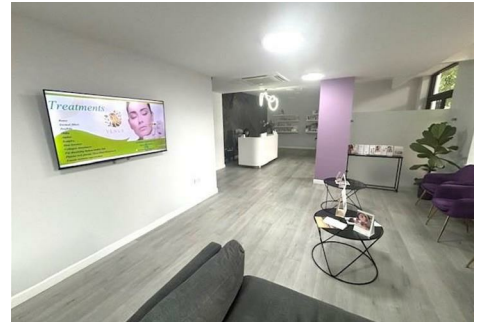


# Rolfe East



Chiswick High Road, Chiswick, W4 5RG

£69,237 Per Annum

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

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.

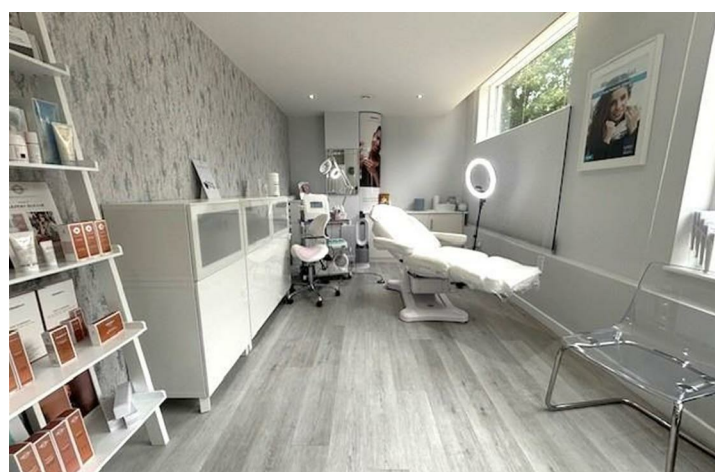
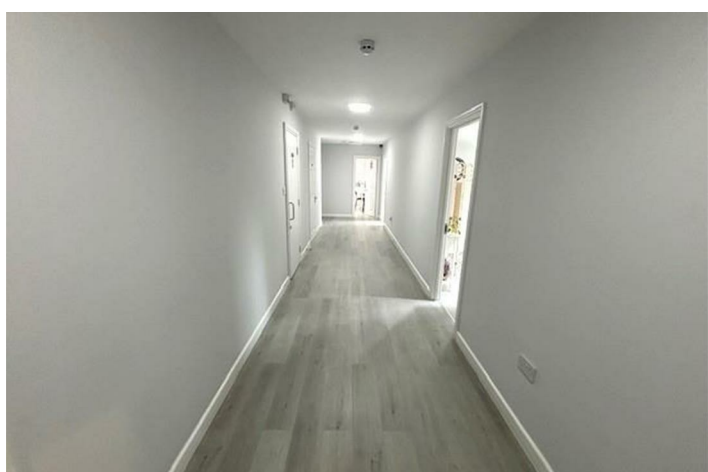
The property also benefits from a superb paved outdoor area to the rear, for the use of its occupants as they see fit. STPP.

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



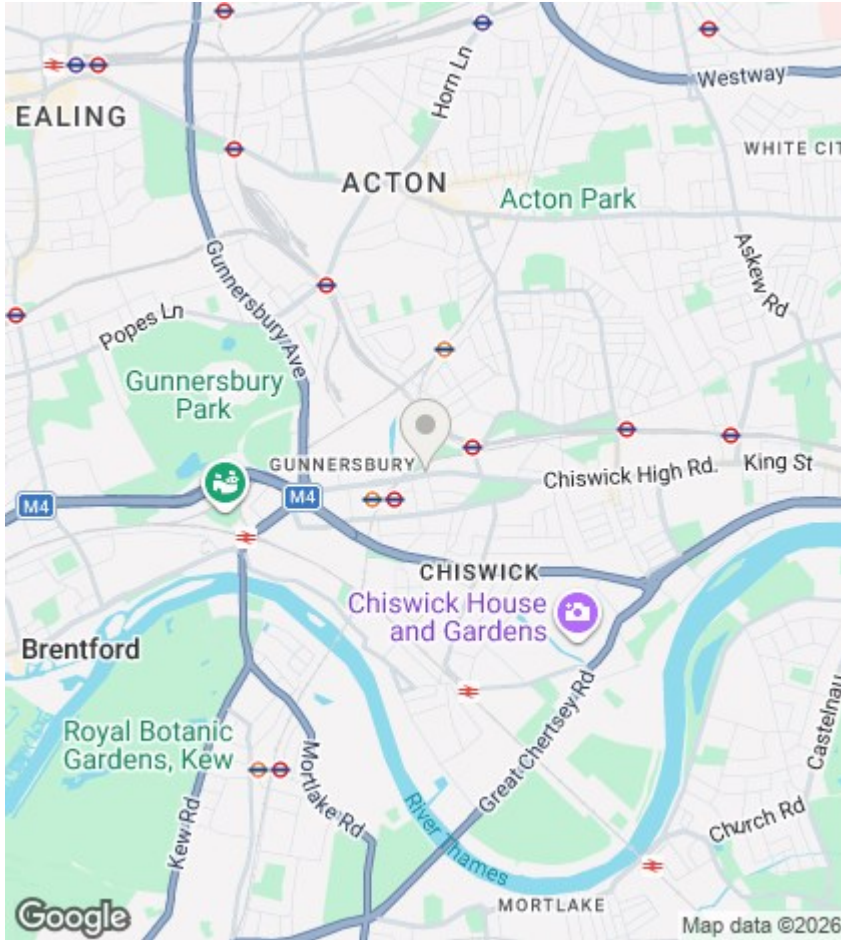


## CHISWICK SALON 19.12.2022

### GROUND FLOOR PLAN

PROJECT	CHISWICK SALON
REF NO.	A 01 01 a3 01
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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	