



CHISWICK DOG

DOG & CAT GROOMING

SUSHI · SASHIMI · KATSU · ROLL

To let

Retail Unit Shop 2
Chiswick Park Station
W4 5EB

Places
for
London

The TfL Property
Company

The subject unit is located outside the Chiswick Park Station entrance on the Northern side of Acton Lane. Chiswick Park underground station is on a District Line junction between Gunnersbury, Acton Town and Turnham Green stations, the station itself benefits from having an annual footfall of 2.07 million passengers annually (2023) and is within travel card zone 3 of the Transport for London network.

The Station also benefits from an affluent commuter population due to its proximity to 'Chiswick Park' Business Park the office development has incorporated the 'Chiswick Park footbridge' to give the development direct access to the station.

Zone 3

London Underground station

2.1 million

Annual Station Footfall



Description:

The unit benefits from a 7.8m wide, floor to ceiling glazed frontage with a central door and a designated area for a 'branding banner' above the shopfront. The accommodation is arranged over ground floor only and is in good condition and has an efficient layout with a generous ancillary area.

Unit Size:

Ground 253 sq ft (23.50 sq m)

Services:

Power, Water & Drainage.

Usage:

Retail – Planning E consent

Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

Rent:

The rent payable to be a base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

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