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9A Devonshire Road Chiswick, London W4 2EU



Well located in a busy popular location, a mid terrace building arranged as an A3 restaurant unit with upper parts comprising 2 x one bedroom flats and planning permission for an additional second floor to create a one bedroom flat. **Vacant.**

Tenure

Freehold.

Location

- Chiswick is a highly desirable and affluent West London suburb located near the River Thames
- Situated on the west side of Devonshire Road, near the junction with Chiswick High Road (A315) in a fashionable and popular tree-lined retail section benefitting from a high volume of both pedestrian and vehicular traffic flows
- The leisure areas of Chiswick Common, Chiswick House and Gardens, Turnham Green and walkways along the River Thames are easily accessible
- The A4/M4, North Circular Road (A406), A40 and A316 provide good road links

 Turnham Green (District and Piccadilly Lines)

 Gunnersbury

Description

- A mid terrace building arranged as a ground floor air conditioned A3 restaurant unit with separate front entrance to first floor residential accommodation
- The restaurant is well presented having recently been trading
- The flats, which are in reasonable decorative order, have gas central heating and double glazing

Accommodation

- Ground Floor –
Gross Frontage approximately 16'9", Net Frontage approximately 13'9", Built Depth 63', Restaurant Area approximately 940 sq ft, WC, Disabled WC, Staff WC
- First Floor –
Front Flat – Reception Room/Kitchen, Bedroom, Shower Room/WC
Rear Flat – Reception Room, Bedroom, Shower Room/WC

Planning

Permission (Ref: 00354/9A/R8) was granted by the London Borough of Hounslow on 17th January 2017 for erection of an additional storey and rear roof extension to create an additional flat.

The proposed development would provide a one bedroom flat of approximately 550 sq ft with a terrace.

VAT

VAT is applicable to the retail area.

Joint Auctioneers

MJ Finn Commercial
Tel: 020 8995 5678



Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)