

TELEPHONE

020 8995 5678

“LONG Leasehold – Investment/part V.P.”

RESTAURANT – A3 USE: *LET to Azzurri Restaurants Ltd.
T/A Zizzi* since 1999 their first ever restaurant*

SHOP – A1 USE: *Vacant*

231 - 235 CHISWICK HIGH ROAD

Chiswick, W4 4PU

FOR SALE – Long Leasehold *(virtual Freehold)*

- **RESTAURANT subject to subsisting lease - Business' NOT AFFECTED**
 - *Income £175,000 per annum exclusive*
- **SHOP – currently vacant (see separate lettings details)**

LOCATION:

These very prominently positioned commercial units, occupying the whole ground floor of this modern block beneath Chatsworth Lodge, are situated on the south side of Chiswick High Road (A315) between its junctions with Duke Road and the traffic light junction with Dukes Avenue (Our Lady of Grace & St. Edward Catholic Church). Nearby traders include Natwest, Lloyds Bank, Nationwide, The Tanning Shop, Wyndham House butchers, Foxtons, Gail's, O2, Phase Eight and Gap Kids. Both Turnham Green and Chiswick Park (District Line) TfL stations are within ½ mile. The area is well served by many bus routes. Convenient for 'Pay & Display' parking, and 'free parking' on the Glebe Estate CC Zone bays between 12.30 & 16.30 Monday to Friday.

ACCOMMODATION:

Both commercial premises are arranged over the ground floor and each with return window frontage. The approximate Gross Internal Areas are as follows:

RESTAURANT - 2,980 sq. ft. (276.85m²)
Plus 2 x U/G Parking Spaces

SHOP - 3,925 sq. ft. (364.64m²)
Plus 4 x U/G Parking Spaces

Floor areas are gross internal and for guidance proposes only

www.zoopla.co.uk www.shopproperty.co.uk www.movehut.co.uk

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TERMS

FOR SALE:

LONG LEASEHOLD subject to subsisting lease.

LONG LEASE: 999 years from 16 June 2017 (exp. 3016), at a Peppercorn Ground Rent, service charge proportion 20% and insurance proportion 20% of the whole.

INCOME:

RESTAURANT: Lease for a term of 25 years expiring March 2022.
Passing rent: £175,000 p.a.x. (VAT applicable)

Tenant: Azzurri Restaurants Ltd.*, T/A Zizzi, Guarantor Azzurri Group.

PRICE:

£4,500,000 subject to contract only – VAT is applicable.

LEGAL COSTS:

Each party to be responsible for its own legal costs in this transaction.

EPC:

Restaurant rating E116. Shops rating C71 – certificates available upon request.

VIEWING:

Strictly by appointment through the Landlord's joint sole agents:

MJFINN COMMERCIAL

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**Douglas
Rackley
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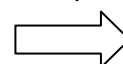
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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract
06/2019

Floor plan



Floor plan – not to scale – guidance only

