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PUB/BAR
TO LET
CHISWICK

2 GROVE PARK ROAD, CHISWICK, LONDON, W4 3SG

Location:

The premises occupy a prominent position with substantial outside seating in the affluent suburb of Chiswick close to the River Thames.

Chiswick Station (National Rail) is adjacent to the property with nearby operators largely made up of established independent retailers and restaurants.

Accommodation:

The unit is arranged over ground floor and basement, with outside seating and has the following approximate net internal areas:

Ground Floor:	**1,772 sq. ft.**	**(164.62 m²)**
Basement:	**672 sq. ft.**	**(62.43 m²)**
Outside Seating:	**1,567 sq. ft.**	**(145.57 m²)**

Use:

The premises benefit from Sui Generis planning consent. Alternate Uses will be considered subject to planning.

Premises Licence:

The property benefits from a licence for the sale of alcohol between 10.00 – 23.00 Monday to Sunday.

Rent:

£60,000 per annum exclusive.

*Appropriate incentives available.

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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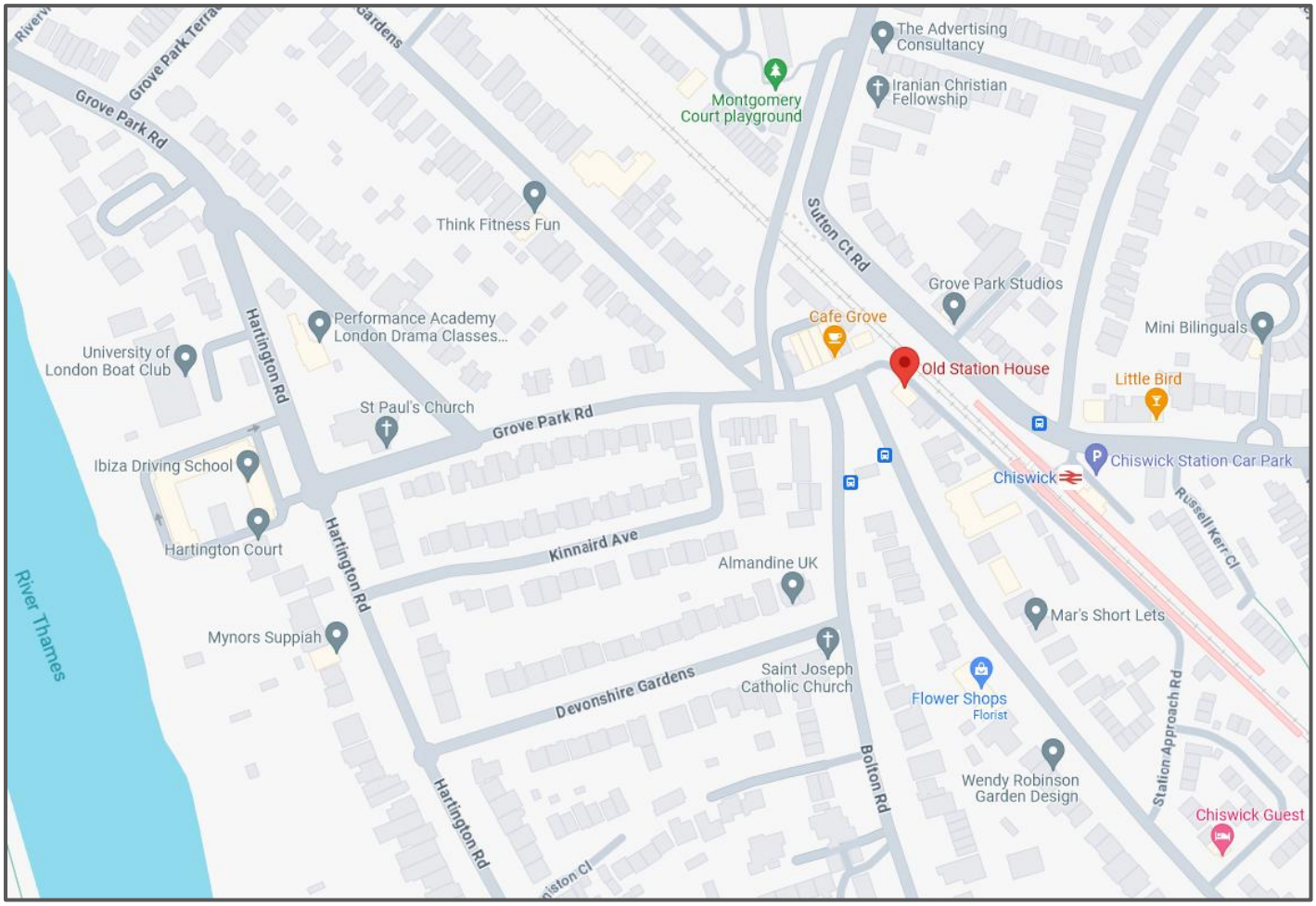

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