

Lease for sale

Bakery & deli in excellent location

Location

The subject property is located at the Chiswick Park / Gunnersbury end of Chiswick High Road, on a busy parade with a number of independent restaurants and retailers, close to Turnham Green and Chiswick Town Hall. Chiswick Park Station is only a five minute walk away.

Occupiers of note within the immediate vicinity include Richer Sounds, Neptune, Cotswold Outdoors, Magnet, HSBC, The Old Pack Horse public house (Fullers).

Description

Prominent double fronted retail unit currently trading as an Italian gourmet store and Bakery Café, arranged over ground and basement. The ground floor presents well as a retail café bakery with c.25 cover café, leading to a large bakery and food preparation area, and food storage areas.

The basement comprises a number of rooms, used as further storage, office and back of house.

Accommodation

We have measured the property on a net internal area basis, with the following approximate floor areas:

	SQ M	SQ FT
Ground	185	1,991
Basement	92	995
TOTAL	277	2,986

the italians
wine food



**454-456
Chiswick
High Road
London
W4 5TT**



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Lease

The property is held on a lease from 20 Nov 2025 until 4 May 2036, inside the LTA 1954 pt II as amended.

Rent

Stepped rent as follows:

- 20 Nov 2025 – 4 May 2026: **£73,500 per annum**
- 5 May 2026 – 4 May 2029: **£77,000 per annum**
- 5 May 2029 – 4 May 2032: **£81,000 per annum**
- 5 May 2032 – 4 May 2036: **£86,000 per annum**

Service Charge & Insurance Rent

For period 20 Nov 2025 – 4 May 2031:
capped at £4,000 per annum

For period 5 May 2031 – 4 May 2036:
capped at £4,500 per annum

Extraction

We understand the property has extraction for baking rather than heavy cooking. Interested parties are advised to inspect.

Use

A1/A3 for gourmet store with baking and ancillary café. This now falls under Class E.

EPC

Upon application.

Premium

Seeking premium offers for our clients' valuable leasehold interest, and fixtures & fittings (inventory available upon request).

Business Rates

Rateable Value: according to the VOA website the property has a RV of £64,000.

Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Hounslow, Tel: 020 8583 5708.

Licences

The property currently benefits from the following:

Premises licence for the supply of alcohol both on and off premises, between Monday to Sunday 10:00 to 22:00.

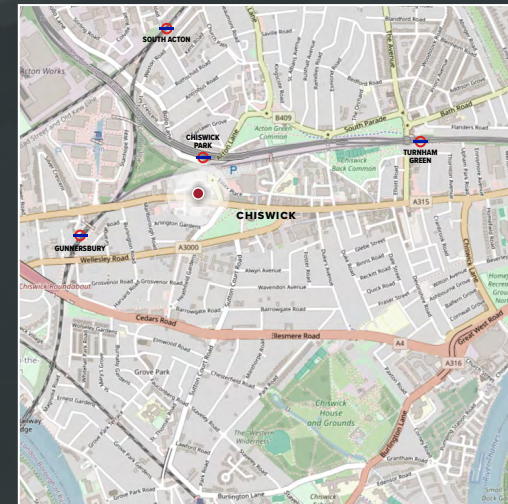
Pavement licence for tables and chairs only, Monday to Sunday 07:00 to 23:00.

Legal Costs

Each party will be responsible for their own legal costs.

AML Regulations

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors.



Viewing

Interested parties are recommended to visit the property, initially on a customer basis. Note that staff are unaware of a disposal, so please be discreet.

For a further viewing of back of house etc, please contact the sole agents, **May & Company**:

Samuel May MRICS
DIRECTOR

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t 020 3503 0635

m 07742 256 873

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

the italians ■ ■
wine food

Misrepresentations Act 1967 & Property Misdescriptions Act 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.