

**4 Elliott Road**  
**Chiswick**  
**W4 1PE**

**Winkworth**

Development & Commercial Investment

**MIXED USE INVESTMENT OPPORTUNITY**



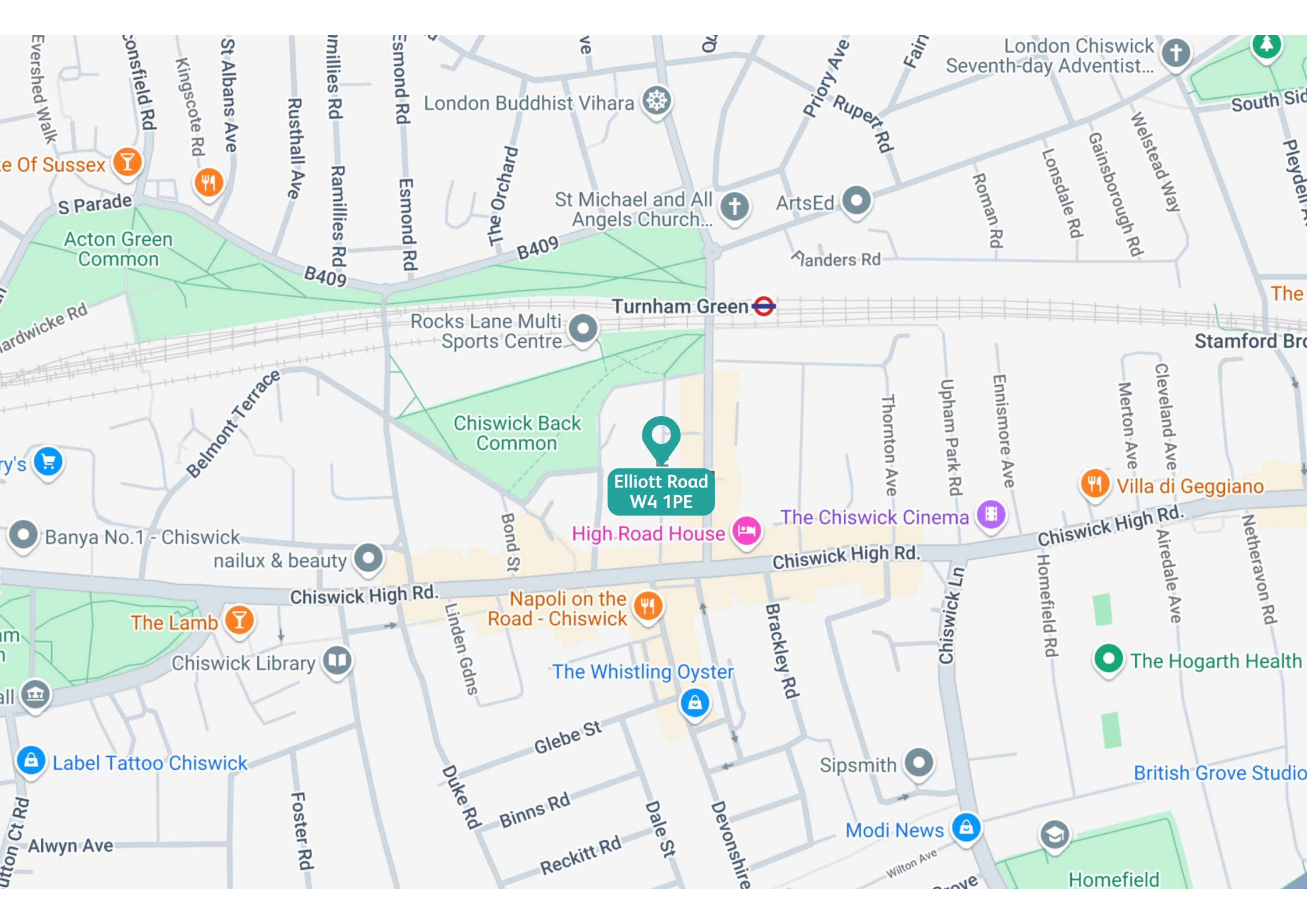
For Sale – Unique Mixed Use Opportunity a moments from Chiswick High Road



# Executive Summary

An exceptionally rare opportunity to acquire a handsome Mixed Use Freehold building that enjoys an enviable position in the heart of Chiswick.

- Superbly positioned a moment from the renowned High Road and Turnham Green.
- The existing property comprises Freehold Tenure incorporating the Commercial, with a Long Leasehold residential duplex to the upper floors (Use Classes 'E' and 'C3'). The combined three and a half storey building measures 1,257 sq.ft. / 117 sq.m.
- The Commercial element enjoys a long-standing and high-income generating tenant by virtue of the renowned Italian Restaurant ' Tarantella.'
- There is a self-contained Two Bedroom Residential Duplex with Roof Terrace on the upper floors.
- Attractive Gross Initial Yield of 6 %.
- Offers are invited for the Freehold interest by private treaty in accordance with the Guide Price issued.



Elliott Road  
W4 1PE

High Road House

The Chiswick Cinema

Villa di Geggiano

Napoli on the  
Road - Chiswick

The Whistling Oyster

The Hogarth Health

The Lamb

Chiswick Library

Label Tattoo Chiswick

Modi News

British Grove Studio

St Michael and All  
Angels Church...

Acton Green  
Common

Chiswick Back  
Common

Rocks Lane Multi-  
Sports Centre

Turnham Green

London Chiswick  
Seventh-day Adventist...

London Buddhist Vihara

South Sid...

Parade Of Sussex

S Parade

Hardwicke Rd

ry's

Banya No.1 - Chiswick

all

Alwyn Ave

utton Ct Rd

Foster Rd

Duke Rd

Binns Rd

Reckitt Rd

Dale St

Devonshire

Brackley Rd

Linden Gdns

Bond St

Chiswick High Rd.

nailux & beauty

Belmont Terrace

The Orchard

Esmond Rd

Ramillies Rd

Rushhall Ave

St Albans Ave

Kingscote Rd

Sonsfield Rd

Evershed Walk

Priory Ave

Rupert Rd

Fair

London Chiswick  
Seventh-day Adventist...

Gainsborough Rd

Lonsdale Rd

Roman Rd

Welstead Way

Pleydell R...

Flanders Rd

Stamford Bro

Thornton Ave

Upham Park Rd

Enismore Ave

Merton Ave

Cleveland Ave

Chiswick High Rd.

Netheravon Rd

Airedale Ave

Homefield Rd

Chiswick Ln

Brackley Rd

Glebe St

Duke Rd

Binns Rd

Reckitt Rd

Dale St

Devonshire

Sipsmith

Modi News

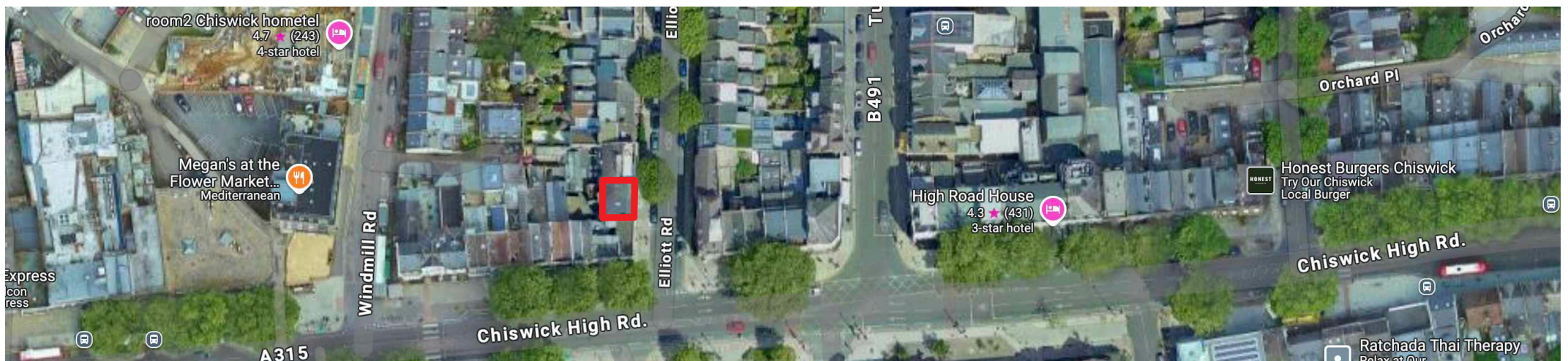
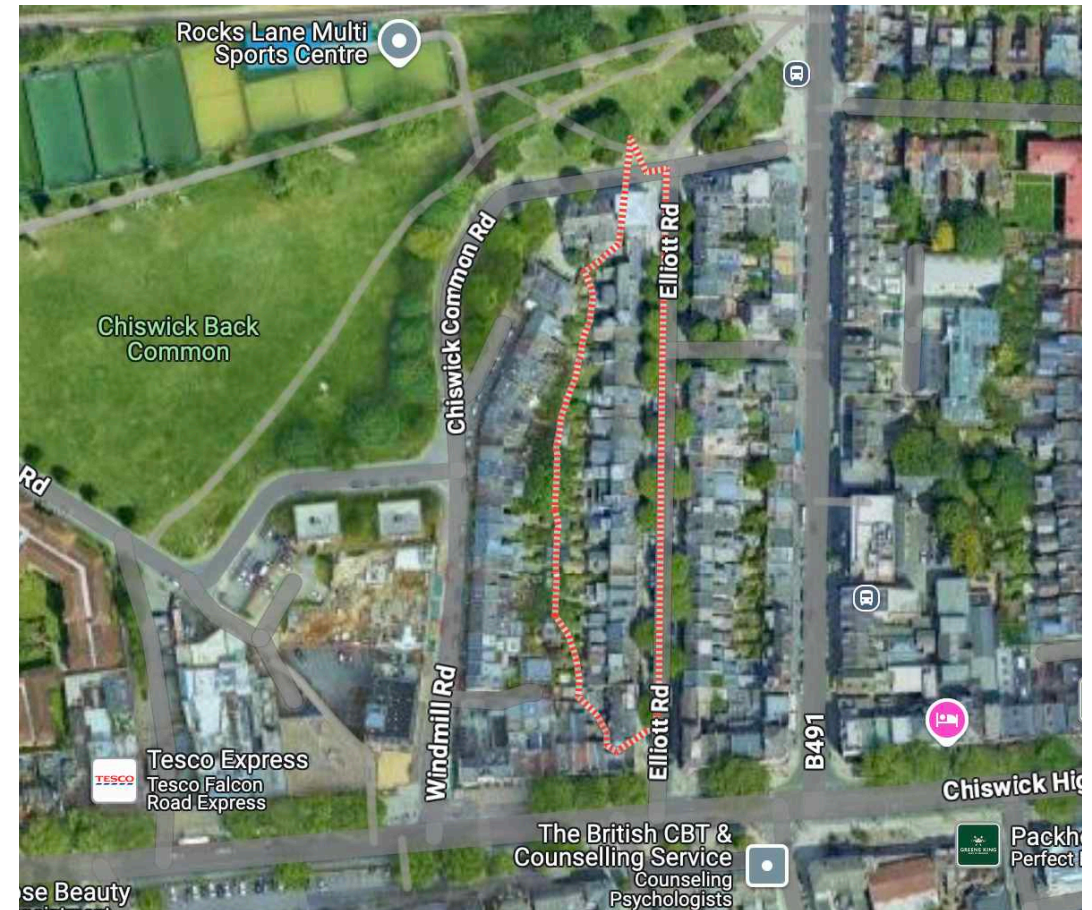
Homefield

# THE LOCATION

This unbroken opportunity is headlined by a truly unique location.

The wide boulevard-like Chiswick High Road offers the main supply of shops, cafes and restaurants, including a branch of Neapolitan pizza sensation Franco Manca. Tables spill out onto the pavement, providing a calm and almost 'european' charm to the area that is renowned for its high quality gastronomic destinations. Away from the chains, cherished local eateries include the sophisticated yet welcoming La Trompette on the neighbourly Devonshire Road. Pleasant riverbank watering holes serve pints of London Pride from Fuller's historic Griffin Brewery, a site that has been producing beer since the time of Oliver Cromwell, while The Crown is a favourite with locals. Chiswick has more than its fair share of highly recommended coffee shops and patisseries, including Chief Coffee, Gail's Bakery and Nikki's. Other eateries include Fouberts, The Whistling Oyster, Cottura and Grove Park Deli.

This immediate locale is also occupied by several of the most prominent chains and occupiers including Gails, Pret a Manger and Paul alongside a number of local legends including Brutto, St John, Le Café du Marche and of course the occupying tenant La Tarantella.

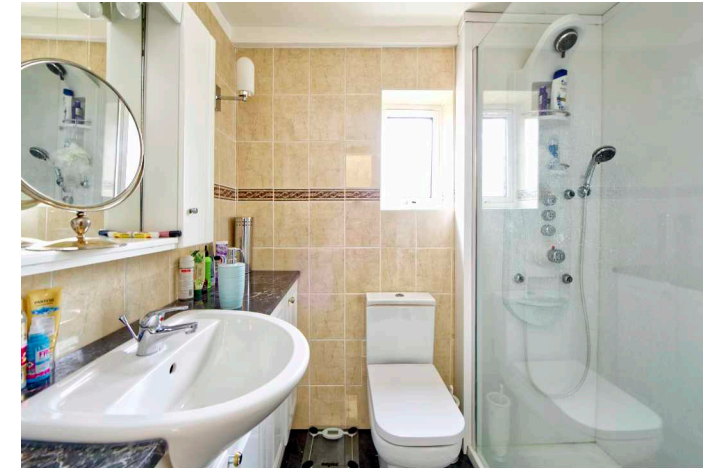


# THE PROPERTY

This charming, mid-terraced semi-stucco fronted Mixed-Use Freehold (1,257 sq.ft. / 117 sq.m.) is a truly unique opportunity to acquire a 'best in class' mixed use investment. The property is partly let, with the Commercial element generating £42,950 p/a and the Residential estimated at c. £29,000 p/a thereby generating a potential combined rent of c. £71,950.

The Commercial element (Use Class E) of the property spans the ground floor with a small mezzanine level to the rear. It is arranged to provide a Ground Floor restaurant area with semi-open kitchen/preparation area, washrooms and further dining space to the upper floor.

To the side of the commercial premises, there is a private entrance leading directly to the residential duplex at first and second floor levels. This is an immaculately presented two bedroom one bathroom property of some 708 sq.ft. (65.8 sq.m.) with a generous and superbly appointed kitchen/breakfast room, separate reception room, impressive wooden flooring and a useful private roof terrace to the rear. This is being sold with full vacant possession.



# TRANSPORT

**Tube:** Two Tube stations serve Chiswick. Chiswick Park is in Zone 3 on the District Line and Turnham Green sits on the border of Zones 2 and 3 on both the District and Piccadilly Lines. Journeys from Chiswick Park to Victoria take 22 minutes, and it's 30 minutes from Turnham Green to King's Cross.

**Rail:** Services from Chiswick station to Waterloo take less than half an hour. Trains also run to Victoria in 31 minutes via Clapham Junction.

**Bus:** Chiswick is well connected by bus with routes serving Camden Town (27), Greenford (E3), Richmond (391) and Hammersmith (190). Both the 27 (to Chalk Farm) and the 94 (to Piccadilly Circus) are 24 hour services, and there are night buses to Heathrow (N9) and Liverpool Street (N11).

The property enjoys an excellent PTAL Rating of 5.



## Transport Links

### Turnham Green station

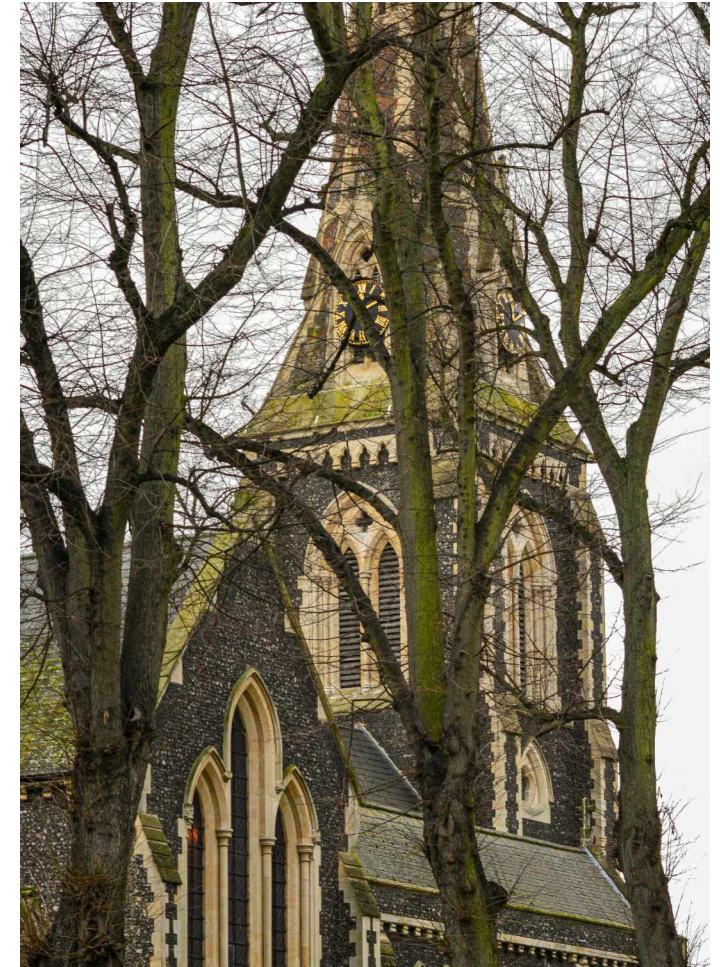
**District** **Piccadilly** lines, Zone: 2+3

### Stamford Brook station

**District** line, Zone: 2

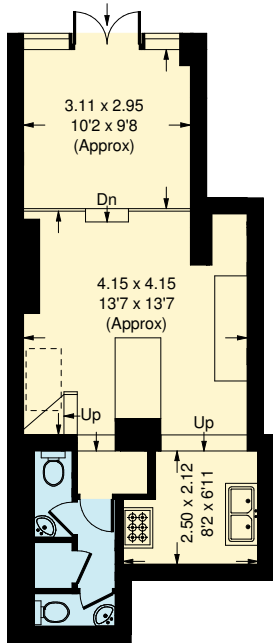
### Gunnersbury station

**District** line, **Mildmay** Overland, Zone: 3

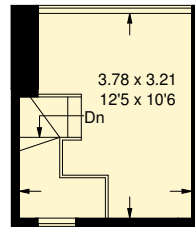
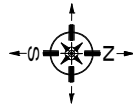


# Elliott Road, W4

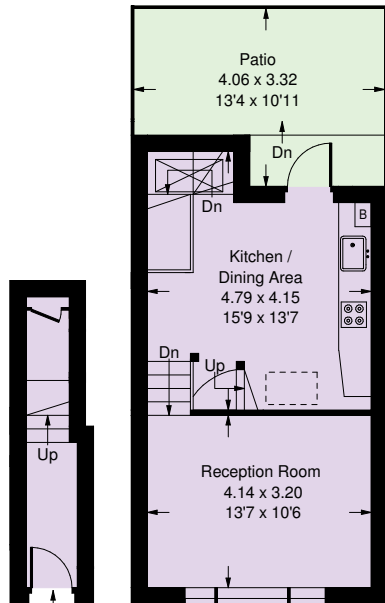
Approx Gross Internal Area  
 Commercial Unit = 51.0 sq m / 549 sq ft  
 Residential Duplex = 65.8 sq m / 708 sq ft  
 Total = 116.8 sq m / 1257 sq ft



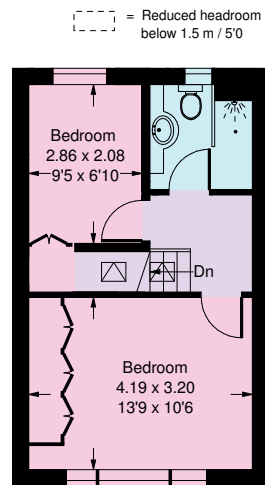
Ground Floor - Commercial



Mezzanine - Commercial



Ground Floor First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.





## LEASE TERMS

The existing 15-year lease is within the Landlord & Tenant Act (1954) and commenced on 22<sup>nd</sup> September 2018 and will expire on 21<sup>st</sup> September 2033. This lease has been assigned to a Third Party via the Landlord and now generates an Annual Income of £42,950. There are Rent Reviews at each 5-year interval with the most recent in September 2023 being completed.

## INVESTMENT SUMMARY

The property is being sold with a high-yielding commercial investment and vacant possession of the Upper Maisonette which we have been advised would generate an estimated Rental Value of £29,000 per annum.

**Commercial Income:** £42,950 per annum

**Residential Income:** £29,000 per annum

**GROSS RENT RESERVED** £71,950 per annum

Thereby delivering a Gross Initial Yield of 6% when set against the 'Guide Price' of £1,200,000.

## RATEABLE VALUE

The Rateable Value of the Commercial element is £11,500 per annum.

## RATES PAYABLE

To Be Advised

## LOCAL AUTHORITY

London Borough of Hounslow.

(Note: We strongly recommend that any interested parties verify the rates payable and any planning history with London Borough of Hounslow).

## EPC

Commercial: C (53)

Residential: C (76)

## LEGAL TITLE & TENURE

The Freehold Title is as follows:-

4 Elliott Road (Freehold) Title Number: LN81388

4a Elliott Road (Leasehold): Title Number: AGL114744

This is being sold on the basis of retention of the occupying commercial tenancy and vacant possession of the residential upon completion of legal formalities.

## SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any future uses.

## AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

## VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their sole agents, Winkworth Commercial.

## VAT

The Property is not elected for VAT

## METHOD OF SALE

The Property is For Sale by Private Treaty as 'one lot' based on the following Guide Price:-

- 'GUIDE PRICE': £1,200,000 (Subject to Contract)

# Contact Us Details

**Winkworth**

Development & Commercial Investment

## FURTHER INFORMATION

Further information is available via the vendors Sole Selling Agents, Winkworth Developments & Commercial Investments:

### **Winkworth Development & Commercial Investment**

#### **Jonathan Hacker**

*Development & Investment*

+44 20 7355 0285

+44 7817 004082

[jhacker@winkworth.co.uk](mailto:jhacker@winkworth.co.uk)

#### **Chris Ryan**

*Development & Investment*

+44 7385 413368

+44 20 7355 0285

[cryan@winkworth.co.uk](mailto:cryan@winkworth.co.uk)

### **Winkworth Chiswick**

#### **Allison Steele**

*Sales Director*

+44 20 8994 7096

[chiswick@mwwinkworth.co.uk](mailto:chiswick@mwwinkworth.co.uk)

### **Winkworth Developments & Commercial Investments**

**Head Office: 80 Strand, London, WC2R 0RL**

*Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.*