



## Elliott Road, Chiswick, W4

Freehold investment building for sale

Offers Over: £1,400,000

Benham  
& Reeves



# Elliott Road, Chiswick, W4

 2 Bedroom (s)  1 Bathroom (s)  Freehold

A rare opportunity to acquire the freehold of a commercial unit with a residential flat at first and second floor levels. Set in a prime location in the heart of Chiswick, just off Chiswick High Street.

Mid terrace building having undergone total major renovation on 2000, comprising ground floor restaurant with outdoor seating and a residential flat on first and second floor with private independent entrance from Elliott Road.

On the ground floor comprise a long established restaurant premises from 2003. The current FRI lease (inside the Act 1954) from 2018 expiring Sept. 2033 producing £ 42,950 pa. Rent reviews every 5 years.

Flat 4A comprise a two bedroom duplex flat with a private west facing terrace and spans approximately 687 square feet. The flat is well proportioned and is has good decoration throughout. On ground floor level a generous hallway leads to the residential flat. The first floor you have a good size kitchen with integrated appliances and a separate living room that is bright with plenty of natural light. On the second floor you have a principal bedroom the second bedroom and a three piece family bathroom.

Elliot Road is a sought after tree lined street in central Chiswick, close to both Turnham Green Terrace and Chiswick High Road. Turnham Green Underground station (District line) is approximately 0.2 miles away whilst there is also easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.





## Property Features:

- Freehold income producing commercial premises for sale. (Business not Affected).
- Independent two bedroom flat above will be sold with vacant possession.
- Potential to be rented (circa £27,000 pa) for further income.
- Long established restaurant premises from 2003. The current FRI lease (inside the Act 1954) from 2018 expiring Sept.2033 producing £ 42,950 pa, Rent reviews every 5 years.
- The restaurant current Gross Initial Yield: 5.5%
- Rare opportunity in a such desirable part of Chiswick.
- Turnham Green Underground Station

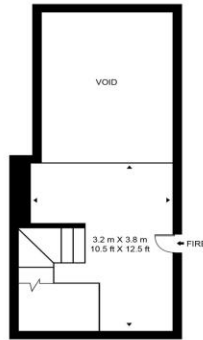


## ELLIOTT ROAD

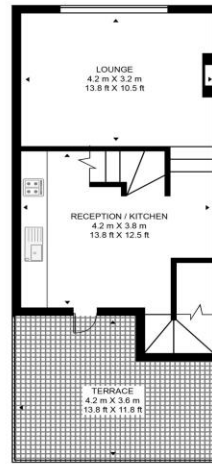
APPROXIMATE GROSS INTERNAL FLOOR AREA 1340 SQ.FT (124 SQ.M)



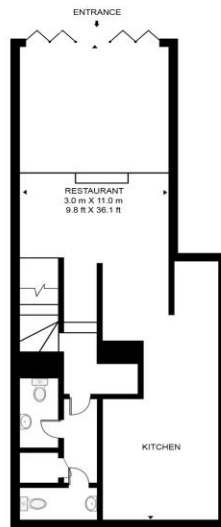
FIRST FLOOR



MEZZANINE FLOOR



SECOND FLOOR



GROUND FLOOR



THIRD FLOOR

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£1,400,000
Tenure:	Freehold
Anticipated Rent:	£5,500.00 pcm Approx. 4.7 % Yield

## Viewings:

All viewings are by appointment only through our Kew Office.

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W: [www.benhams.com](http://www.benhams.com)

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