

BIRD & BLEND 
TEA CO.

BIRD & BLEND 
TEA CO.

MAGICAL
TEA & MATCHA
INSIDE!

MAGICAL
TEA & MATCHA
INSIDE!

MATCHA LATTE
MAGIC
WHISK
POWER UP
PROTN ON

Certified

Corporation

PRIME SHOP - AVAILABLE BY WAY OF ASSIGNMENT

254 CHISWICK HIGH ROAD
LONDON W4 1PD

bf.
brasier freeth

LOCATION

Situated in the prime area of Chiswick High Road adjacent to Oliver Bonas and Pizza Express, surrounded by occupiers including Tesco Express, Marks & Spencer, Ole & Steen and Mint Velvet.

DESCRIPTION

The property is arranged over ground floor and basement.

ACCOMMODATION

The premises comprise the following approximate dimensions and floor areas:

Gross Frontage	4.88 m	16 ft
Internal Width	4.27 m	14 ft
Shop Depth	38.18 m	63 ft

Floor	Sq.m	Sq.ft
Ground Floor	72.65	782
Basement	40.97	441
TOTAL	113.62	1,223



CHISWICK HIGH ROAD LONDON

W4 1PD

LEASE

The property is held on a 15- year lease expiring on the 4th February 2029 contracted inside the provisions of the Landlord & Tenant Act 1954, without any further rent reviews.

PASSING RENT

£65,000 per annum exclusive.

TERMS

Offers are invited for a lease assignment.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £47,000. For rates payable please refer to the Local Charging Authority, London Borough of Hounslow - 020 8583 2000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



CONTACT

Anthony Appleby

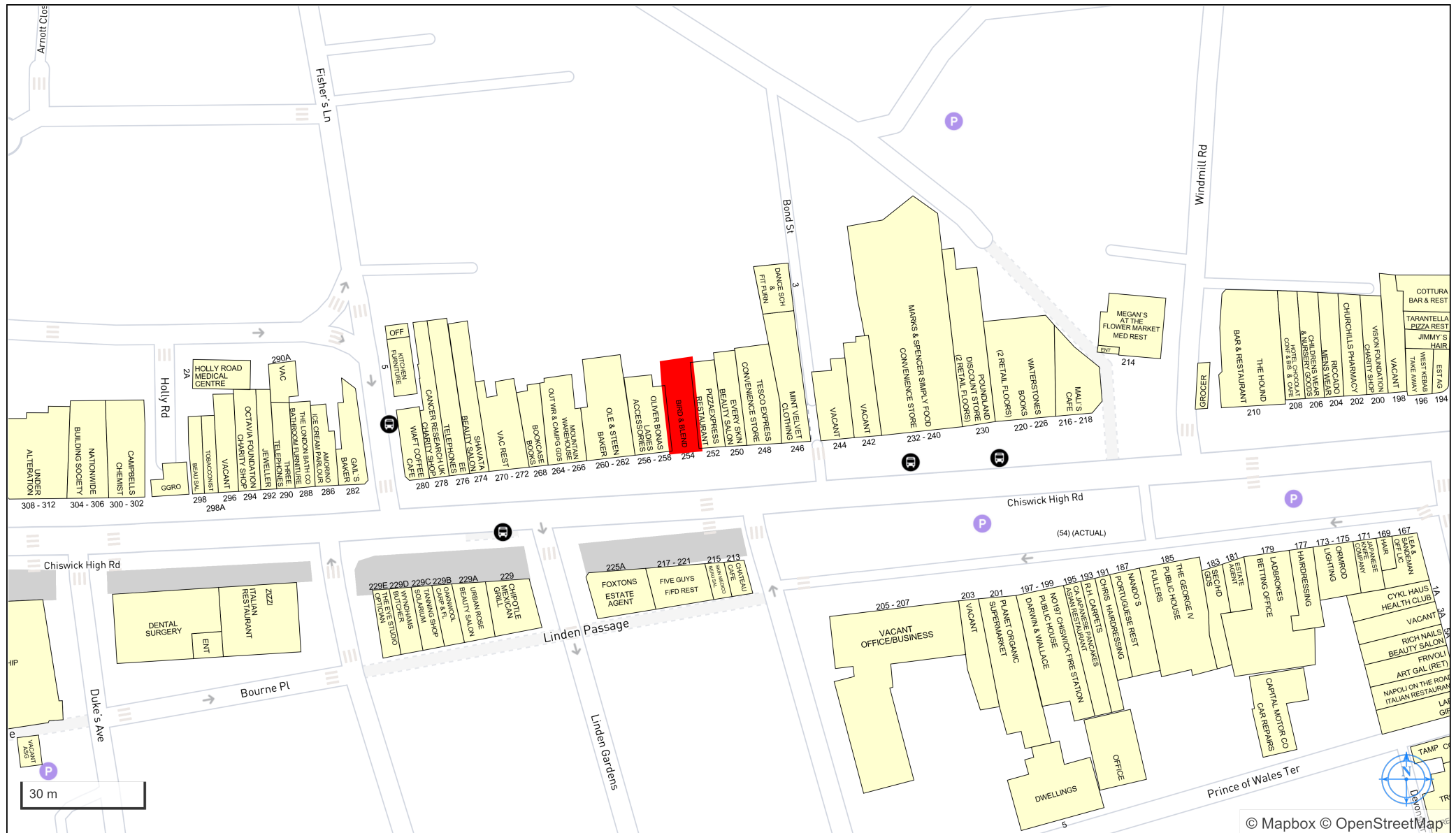
07801 138136
anthony.appleby@brasierfreeth.com

Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

brasierfreeth.com



© Mapbox © OpenStreetMap