



60 Southfield Road

Chiswick, W4 1BD

**Retail shop in prominent
Bedford Park location
available for the first time in
many years**

**Current Business also for
sale**

600 sq ft
(55.74 sq m)

- Ground Floor Shop
- Prominent Bedford Park location
- Would suit a range of uses subject to consents
- Significant dry storage at rear
- Available on a new lease
- No premium

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Summary

Available Size	600 sq ft
Rent	£32,500 per annum
Rateable Value	£13,000 2026 RV. Small Business Rates Relief should apply for qualifying ratepayers
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

The property offers a generous retail frontage of 21ft and is arranged to provide good clear sales space to depth around 24 ft, with kitchenette, store & WC, plus 500sf of covered yard to the rear and a car space.

The property is to be let as seen and as such will benefit from an incoming tenant's new fit out.

Location

Situated in a prominent position facing south along The Avenue to the north of Bedford Park. The area is renowned for its leafy surroundings, nestled amidst a vibrant neighbourhood that offers a wealth of amenities, including renowned restaurants, cafes, shops, parks, and leisure facilities.

A short walk from Turnham Green underground station, as well as numerous bus routes, the property enjoys excellent transport connectivity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	475	44.13	Available
Ground - Ancillary	125	11.61	Available
Ground - Covered Yard	501	46.54	Available
Total	1,101	102.28	

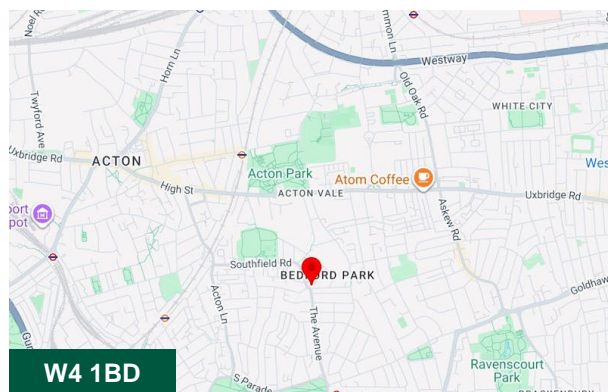
Terms

Available on a new FR&I lease on terms to be agreed, subject to vacation by the existing tenant.

Alternatively, the tenant is willing to enter into a sale of the lease, stock and goodwill of the existing plumbing supplies business.

Compliance

- 1) We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.
- 2) Purchasers/tenants will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.



Viewing & Further Information



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