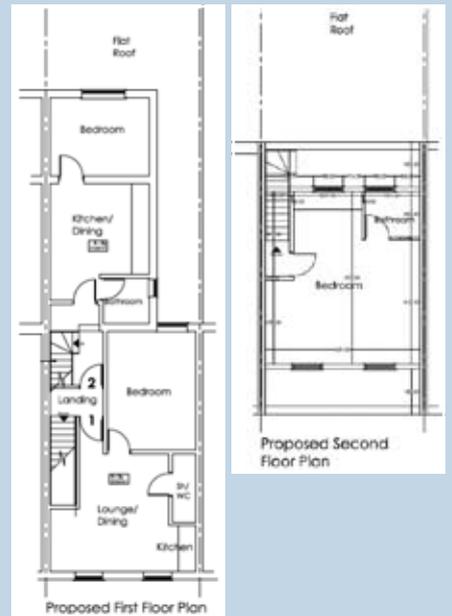
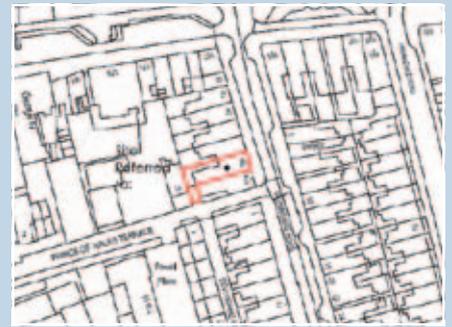


# Lot 5

In the same ownership for over 10 years

## 9a Devonshire Road, Chiswick W4 2EU GUIDE PRICE: £1,250,000



### FREEHOLD MID TERRACED BUILDING COMPRISING COMMERCIAL INVESTMENT WITH TWO RESIDENTIAL FLATS ABOVE WITH PLANNING GRANTED

This mid-terraced building consists of a commercial premises to the ground floor together with two self-contained flats above that benefit from front access to Devonshire Road. We understand that the commercial premises, trading as *Canta Napoli Café/ Restaurant/Pizzeria*, is currently let on a 3 year lease that commenced on 1/8/2013, generating £45,000 pa. The flats are each let on Assured Shorthold Tenancies and benefit from being fully modernised with double glazed windows and gas central heating (not tested). The property is being sold with the benefit of the investment income from the commercial unit and from the flats.

#### LOCATION

Situated on the west side of Devonshire Road between Chiswick High Road and Prince of Wales terrace within this sought after location, the property is ideally

placed to take advantage of the excellent shopping, entertainment and public transport facilities within Chiswick. This location benefits from pedestrian footfall and vehicular traffic from the Glebe Estate to and from Chiswick High Road and Turnham Green Underground Station.

#### ACCOMMODATION

**Ground floor:** Restaurant – seating area, kitchen, staff WC, ladies and gents WCs  
Built depth 75'6", width 13' (16'4" max narrowing to 15'7") GIA 1,100sq ft (102sq m).

The VOA states the Retail Zone A at 267sq ft (24.82sq m) and Retail Zone B at 108 sq ft (10sq m)

Self-contained flat (front): Bedroom, lounge/dining area with kitchenette, shower room/WC

Self-contained flat (rear): Bedroom, lounge/dining area with kitchenette, bathroom/WC

#### PLANNING

Permission has been granted by the London Borough of Hounslow on 3/12/13 under Ref P/2013/4404 for the erection of a mansard roof extension to provide a second bedroom with en-suite facilities to the first floor rear self-contained flat.

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 5708  
Rateable Value (shop): £19,750

#### VIEWING TIMES

Strictly by appointment through the Auctioneers

STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID