

60 COVER RESTAURANT CHISWICK HIGH ROAD

**GOURMET BURGER KITCHEN, 131 CHISWICK HIGH ROAD, CHISWICK, LONDON W4 2ED**

- Prominent situation in prime location with high footfall
- Affluent west London borough
- Circa 1,600 sq ft on ground floor
- Fully fitted burger restaurant – open and trading since 2004
- Leasehold – rent £47,500 pa – lease expires 2032 – inside the Act.
- Confidential - Staff unaware

GUIDE PRICE – £90K FOR THE LEASEHOLD INTEREST AND TRADE CONTENTS**SUBJECT TO CONTRACT**

LONL700

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LOCATION

Chiswick is a well-connected and bustling stretch in West London's W4 district. Chiswick itself sits approximately 6 miles west of central London (Charing Cross). There are two London Underground Stations nearby; Turnham Green and Chiswick Park Tube stations (District line), along with Chiswick railway station on the South Western Railway line, provide swift journeys—approximately 25 minutes to Waterloo and quick access to the Underground network. The W4 postcode area hosts approximately 45,000 residents across 6.5 km².

The restaurant is in a prime location on Chiswick High Road close to the junction with Turnham Green Terrace.

Restaurants nearby include Honest Burgers, Five Guys, Pho, Franco Manca, High Road Brasserie, Cote, Buenos Aires, Megans, Nando's, Pizza Express, Ole & Steen, Chipotle, Zizzi, Hare & Tortoise, Gail's, and many independents.

[Link to Street View](#)

DESCRIPTION

Forms the ground floor and part first floor of an attached building. Fully fitted burger restaurant which has been trading as Gourmet Burger Kitchen since 2004.

ACCOMMODATION

Ground floor: circa 60 dining covers, trade kitchen with full extraction, customer toilets and ancillary areas.

First floor: ancillary areas.

FLOOR AREAS (GIA deduced from the VOA and not measured)

Ground Floor	1,600 sq ft
First Floor	100 sq ft

Total **1,700 sq ft**

NB: The floor area set out is approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Held leasehold for a term expiring March 2032 at a passing rent of £47,500 per annum subject to review March 2027.

User – restaurant with ancillary takeaway within use class A3 of the TCP (Use Classes) Order 1987, and first floor as offices.

Assignment – assignee to provide a rent deposit of at least 6 months if reasonably requested by the landlord.

Lease inside the security of tenure provisions of the Landlord & Tenant Act 1954 (part II).

LICENSING

Licensed to sell alcohol between the hours of Monday to Saturday 10:00am to midnight and Sunday midday to 23:30pm.

EXCLUSIONS

The name of the restaurant and any furniture and equipment uniquely associated to the restaurant brand, electronic tills, computers, smallwares, stock, any leased items and personal effects of the staff.

RATEABLE VALUE

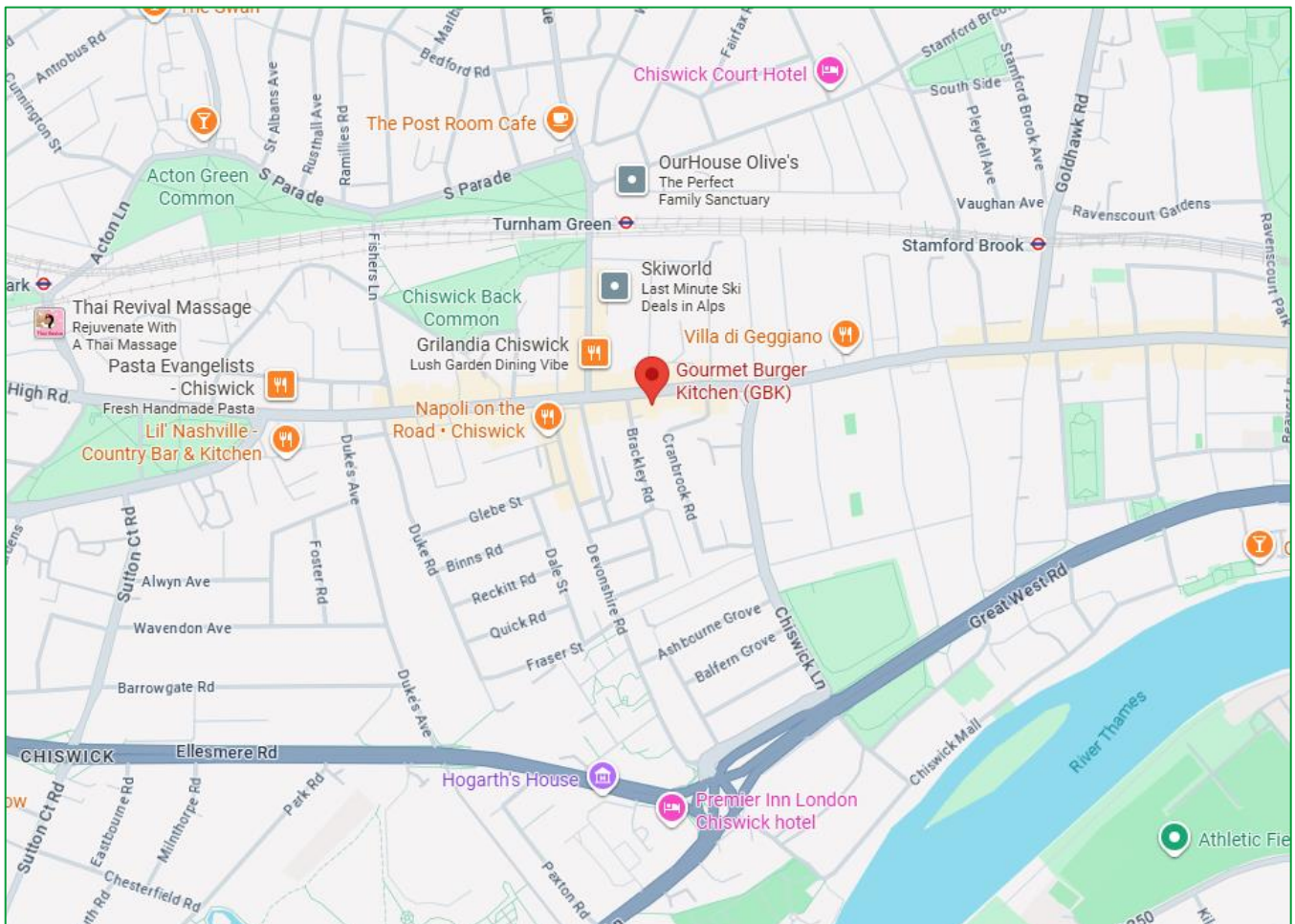
The property is listed as a shop and premises and has a rateable value of £ 66,500 wef 1st April 2026.

EPC – [link to current EPC](#)

VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

LOCATION MAP - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes

SITE PLAN



INTERNAL PHOTO

