376 - 384 Chiswick High Road

CHISWICK LONDON W4

PRIME UNBROKEN LONDON MIXED-USE INVESTMENT
OFFERING DEVELOPMENT POTENTIAL

Executive Summary

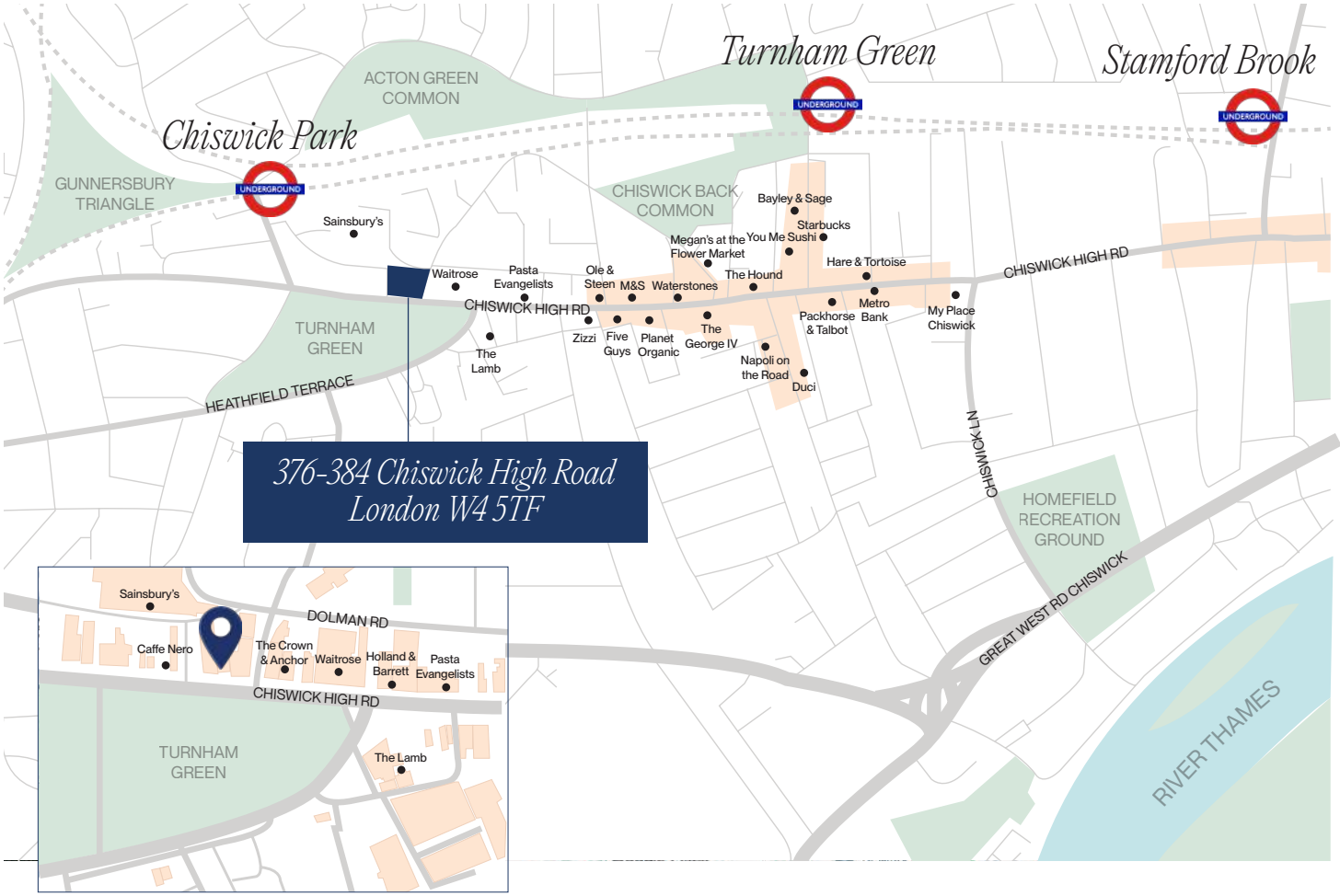
- Rare and unbroken mixed-use buildings with car park totalling 33,270 SQFT.
- Freehold island site - 0.39 of an acre.
- Well balanced mix of income from convenience retail, healthcare, residential and office operators.
- Fully let producing £1,075,970 p/a WAULT of 9.60 years to expiry (7.97 years to break).
- Short term asset management initiatives to drive rents and add value.
- Long term redevelopment or break up potential.

We are instructed to seek *offers in excess of £12,000,000*, subject to contract and exclusive of VAT. A purchase at this level would reflect a Net Initial Yield of 8.4% and a Capital Value of £360 psf.

Location

The site occupies a *prominent location* on Chiswick High Road, in the heart of one of London's most *affluent neighbourhoods*.

Chiswick's proximity to the river, its attractive period architecture, and easy access to a wide range of restaurants, cafés, eateries, and gastropubs make it highly attractive to owner-occupiers, small businesses, and tenants with strong covenants. Regardless of the season or time of week, local restaurants and pubs remain consistently busy throughout the year, underpinning its appeal as a robust investment location with strong potential for high returns.



Sainsbury's
Turnham Green
Stamford Brook
Hammersmith
WAITROSE & PARTNERS
CAFFÈ NERO
Holland & Barrett
nationwide
376-384 Chiswick High Road, London W4 5TF

Connectivity

The property benefits from excellent connectivity and transport links, with *Chiswick Park Station* just a 5-minute walk (0.2 miles) away, and *Turnham Green Station* approximately an 11-minute walk (0.5 miles).

Both stations are served by the District line, offering frequent services to Hammersmith, Earl's Court, and South Kensington in under 15 minutes.

This popular suburb lies close to the River Thames and the A4 and therefore provides riverside amenity and good access into Central London and out to the M25. The A4 provides fast access to the M25 which lies 10 miles to the west.

Chiswick is one of West London's premier office locations with Chiswick Business Park providing 1.8 million sq ft of Grade A office space and is the home to several 'blue chip' companies. These include Avon, Starbucks, Vue, Sony, IMG, Danone and CBS who have chosen to locate their UK Headquarters there.

Rail

Journey times from Chiswick Park Station:

Hammersmith	Piccadilly, District, Hammersmith & City, Circle Lines	9 mins
Earls Court	Piccadilly, District Lines	15 mins
South Kensington	Piccadilly, Circle, District Lines	17 mins
Richmond	District, Mildmay Lines	19 mins
Notting Hill Gate	Central, District, Circle Lines	22 mins
Paddington	Bakerloo, Circle, District, Elizabeth, Hammersmith & City Lines	28 mins

Demographics

The property occupies a *100% prime position on Chiswick High Road* with it's diverse mix of *national brands*, independent retailers and café / restaurants.

The property sits on the stronger north side of Chiswick High Road, with nearby retailers including Greggs, Holland & Barrett, WH Smith, Café Nero, Pret, Oree, Little Dobbies and Waitrose. A 70,000 sq ft Sainsburys superstore is situated to the rear of the subject property which contributes to the strong footfall.

The affluence of the area is reflected in the local demographics, with 49% of the population within the AB social group (UK 22%) and based on the Acorn Classification Chiswick has 67% of it's catchment in the 'City Sophisticates' category (UK 3.8%).

HOUSEHOLDS
22,807

DRIVETIME WITHIN
5 mins

HOUSEHOLDS
94,364

DRIVETIME WITHIN
10 mins

POPULATION
38,714

DRIVETIME WITHIN
5 mins

POPULATION
224,505

DRIVETIME WITHIN
10 mins

SAINSBURY`S
SUPERMARKET
&
ARGOS
CATALOGUE SHOWROOM
Bridge St
Belmont Rd
Kirton Close
Essex Pl
Essex Pl
Belmont Rd
Chiswick High Rd
Chiswick High Rd
Town Hall Ave
PLACE OF WORSHIP
31
8
404 - 406
BANYA NO1
HEALTH CLUB
402
JUICE BAR
398 - 400
VACANT
396
VACANT
394
TONI & GUY
HAIRDRESSING
392A
MIND
CHARITY SHOP
392
CANCER RESEARCH UK
CHARITY SHOP
388 - 390
DEXTERS
ESTATE AGENT
386
CAFFE NERO
COFFEE SHOP
OFFICE
OFFICE
SHOP REP
VACANT
HAIR
GROCER
GDRO
384
DICKY BIRD
382
UNDERTAKER
380
HAIRDRESSING
FUR
378
HOUSEHOLD GOODS
FLYING TIGER
376
CREATURE COMFORTS
VETS
ENT
DENTIST
THEATRE
374
THE CROWN & ANCHOR
PUBLIC HOUSE
CASTLE PUBS
370 - 372
TG/JONES
NEWSAGENT & BOOKS
366 - 368
GREGGS
364
ICRACK PHONE
356 - 362
WAITROSE & PARTNERS
SUPERMARKET
352 - 354
VODAFONE
TELEPHONES
350
HOLLAND & BARRETT
HEALTH FOOD
ENT TO EMPIRE
346 - 348
O2
OFFICE
342 - 344
CREW CLOTHING
STORE
WAREHOUSE
340
PASTA EVANGELISTS
336 - 338
PRET A MANGER
SANDWICH BAR
334
ENTRANCE
BOOTS OPTICIANS
332
BOOTS CHEMIST &
326
ROBERT DYAS
VARIETY STORE
324A
VISION EXPRESS
OPTICIAN
322A
VACANT
320
THE SUSHI CO
ASIAN RESTAURANT
318
ROYAL TRINITY HOSPICE
CHARITY SHOP
316
SO NOODLE
ASIAN REST
314
SPA & MASSAGE
1
DWG
1 - 6
DWELLINGS
4
269
WINKWORTH
EST AG
267
OPTICIAN
265
JK NAILS
BEAUTY SALON
263
SUBWAY
SANDWICH BAR
261
ED EST
257 - 259
BETFRED
BETTING
OFFICE
255A
LEMONGROVE
ART GAL (RET)
255
THE HYDE
ART GAL (RET)
253
SPECSAVERS OPTICIAN
HEAR AIDS
251
HEADMASTERS
HAIRDRESSING
277 - 279
EXIT HERE
UNDTKR
273 - 275
VAC BANK/FIN
271
N

Description

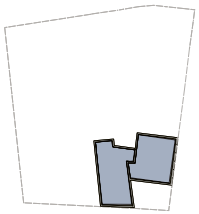
The property comprises a *33,270 sqft unbroken mixed-use block* on the northern side of Chiswick High Road *opposite Turnham Green.*

The ground and basement comprises five shops on Chiswick High Road with a dental surgery and the Chiswick Arts Theatre to the rear.

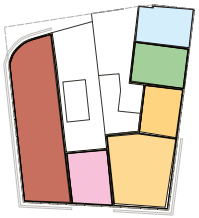
The uppers floors of 376-378 Chiswick High Road provide high quality office accommodation accessed from Belmont Road. Dicky Birds Nursery is located on part ground, first, second and roof terrace, with an entrance off Essex Place.

There are 10 car spaces to the rear accessed off Belmont Road.

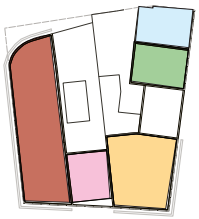
The site comprises 0.39 acres.



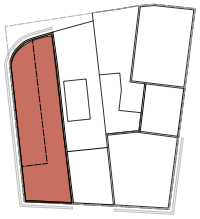
BASEMENT



FIRST FLOOR



SECOND FLOOR

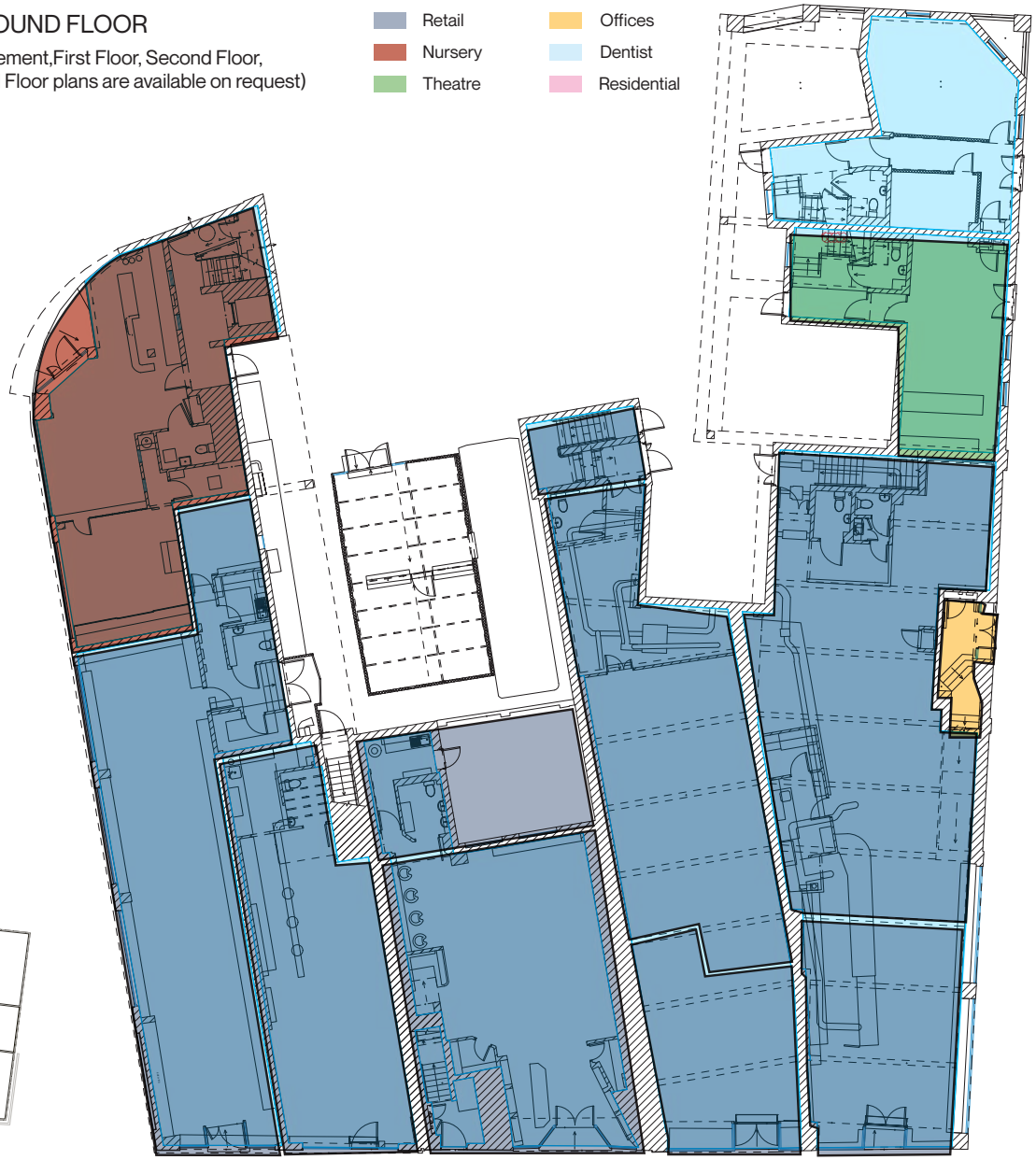


THIRD FLOOR

GROUND FLOOR

(Basement,First Floor, Second Floor, Third Floor plans are available on request)

Retail
Nursery
Theatre
Offices
Dentist
Residential



Accommodation Schedule

Retail
Offices
Nursery
Dentist
Theatre
Residential

We have been provided with the following areas. A measured survey from Surveybase will be assignable to the purchaser:

Property Address	Tenant	Ground Floor Sales SQ FT	ITZA	Ground Floor Storage SQ FT	Basement SQ FT	First Floor SQ FT	Second Floor SQ FT	Third Floor/ Roof Terrace SQ FT	TOTAL SQ FT	Devaluation
376-378 Chiswick High Road										
376 Chiswick High Rd	Creature Comforts	2,039	859		995				3,034	£144 ZA NIA (Assuming 5% allowance for return frontage)
378 Chiswick High Rd	Flying Tiger	1,293	714	293	1,088				2,674	£120 ZA NIA
Building A, 2 Belmont Rd	Chiswick Theatre Arts	378				929	901		2,209	£29.89 psf NIA
Building B, 2 Belmont Rd	Clarke Marnitz Associates Partnership	649				1,073	955		2,677	£25.59 psf GIA
1st & 2nd floor	Chiswick Tower Limited					3,302	2,181		5,483	£28.80 psf NIA
380 Chiswick High Rd	RUSH Hair	914	588	70					984	£114 ZA NIA
1st Floor, 380 Chiswick High Road	Private Individual					1,020			1,020	GIA
2nd Floor , 380 Chiswick High Road	Private Individual						1,113		1,113	GIA (incl. 128 psf balcony)
382-384 Chiswick High Road										
382 Chiswick High Rd	Uro Spot	691	488	87					778	£116.50 ZA NIA
382 Chiswick High Rd	Rymans	1,051	531	142					1,193	£130 ZA NIA (Assuming 2.5% allowance for return frontage)
Part G, 1st, 2nd & 3rd Floors (plus roof)	Dicky Birds Pre School Nurseries Ltd	1,128				3,951	3,923	3,104 (2,480 external)	12,106	£21.81 psf GIA
TOTAL		8,143		592	2,083	10,275	9,073	3,104	33,270	

We have devalued the basement at £5 psf the ground floor storage at £7.50 psf and assumed a rent of £2,000 pa per car parking space.

RUSH
T.G.Jones

Tenancy Schedule

Retail
Offices
Nursery
Dentist
Theatre
Residential

The property is let on effective full repairing and insuring terms by way of a service charge as follows:

Property Address	Tenant	Lease Start	Lease Expiry	Break	Rent Review	Rent	Rent Review Basis	Comments
376-378 Chiswick High Road								
376 Chiswick High Rd	Creature Comforts 3 Ltd t/a Creature Comforts	13/09/2024	12/09/2044	13/09/2039	13/09/2029 13/09/2034	£137,500	OMRR	New lease. Stepped rent increases to £145,000 in year 5. 12 month rent free. 1 parking space
378 Chiswick High Rd	Tiger Retail Ltd t/a Flying Tiger	11/11/2024	10/11/2029			£93,000		Renewal. Tenant to undertake a refurb. 6 months rent free.
Building A, 2 Belmont Rd	Chiswick Theatre Arts	31/08/2025	30/08/2035	31/08/2032	31/08/2030	£70,000		2 car parking spaces.
Building B, 2 Belmont Rd	Clarke Marnitz Associates Partnership t/a www.dentist tw4.co.uk	03/07/2024	02/07/2039		03/07/2029 03/07/2034	£72,500	OMRR	New lease. 2 car parking spaces
1st & 2nd floor	Chiswick Tower Ltd	01/04/2026	31/03/2031	01/04/2029		£170,000		6 car parking spaces.
380 Chiswick High Road								
380 Chiswick High Rd	RUSH Modern Ltd t/a Rush Hair	01/07/2024	30/06/2029			£67,500		New lease with personal guarantees. Tenant to undertake refurbishment.
1st Floor, 380 Chiswick High Road	Private Individual	06/10/2025	05/10/2026	AST		£36,000		
2nd Floor, 380 Chiswick High Road	Private Individual	13/12/2025	13/12/2026	AST		£37,200		
382-384 Chiswick High Road								
382 Chiswick High Rd	Uro Spot	08/08/2025	07/08/2035	07/08/2033	08/08/2030	£57,500		
382 Chiswick High Rd	Rymans	20/09/1991	14/10/2034	15/10/2030		£71,500		Staggered Rent. Peppercorn up until 28/05/2026 £27,500 until 28/11/2026 £55,000 until 07/08/2027 £56,250 until 08/08/2029 £57,500 until 08/08/2030
Part G, 1st, 2nd & 3rd Floors (plus roof)	Dicky Birds Pre School Nurseries Ltd	08/08/2022	07/08/2037		08/08/2027 08/08/2032	£263,970	OMRR capped at 110%	
TOTAL RENT						£1,075,970		

Rental Analysis

The property provides a *net income* of *£1,075,970 per annum*.

INCOME SPLIT

RETAIL	OFFICES	NURSERY	THEATRE	DENTIST	RESIDENTIAL
40%	*16%*	*25%*	*7%*	*6%*	*6%*

RETAIL

The passing rents equate to £116 to £144 psf Zone A. There is little availability on Chiswick High Road and we are now witnessing rental tension and rents are increasing to pre-Covid levels.

OFFICES

Office rents in Chiswick are in the region of £35 psf - £53 psf depending on specification and size. For example, recent deals in the Chiswick Building and Chiswick Park have completed at £47 psf and £53 psf respectively.

Rents for Grade B offices are achieving in the region of £37.50 - £42.50 psf as demonstrated by the recent letting in Turnham Green Terrace Mews. The letting to Chiswick Tower Ltd on 1st & 2nd floors reflects £28.80 psf assuming £2,000 pa per parking space. This represents a good level for further rental growth.

NURSERY

The letting to Dicky Birds reflects £21.81 psf on a building spread across ground and two upper floors and a roof terrace.

We set out recent nursery rental comparables as follows:

- Battersea, SW11, let to Kido Schools UK from June 2022 paying £150,000 pa 5,990 sq ft on ground floor only (£25 psf)
- Richmond, TW9 let to Bright Horizons paying £123,739 pa 5,187 sq ft on ground and two upper floors (£23.86 psf overall).

On this basis the passing rent is reversionary to an ERV of £22.50-£25 psf.

Covenant Information

We set out below information on the *two largest covenants*:

Dicky Birds Pre School Nurseries Ltd is part of the Grandir Group, a leading provider of high-quality childcare operating in over 650 centres in Europe and North America, with a team of 10,000 teachers. Grandir serves over 32,000 families among Fortune 500 companies and in major cities in France, England, Germany, Canada and the USA. Grandir Group are active having recently purchased College Town Montessori Nursery School and Preschool, a day care facility in Sandhurst.

Dicky Birds Pre School Nurseries Ltd (Co. No: 03546995)

Year Ending	31.12.2022	31.12.2023	31.12.2024
Turnover	£12,633,000	£14,276,000	£16,106,000
Total Assets minus Total Liabilities	£10,683,000	£11,631,000	£10,396,000
Net Assets	£10,589,000	£11,557,000	£10,348,000

Ryman

flying tiger copenhagen

RUSH HAIR & BEAUTY

Chiswick Tower Limited (Co. No. 14274633) is the company behind the proposed development of Chiswick Tower:

An overview of the project - Chiswick Tower

The latest accounts (year ending March 2025) show a working capital of £22,984,919 and with current assets of £33,101,830.

Chiswick Tower has received planning approval for its redevelopment into a co-living residential block. Hounslow Council approved the plans on December 4, 2025, which will include 394 co-living rooms and 23 social rent homes.

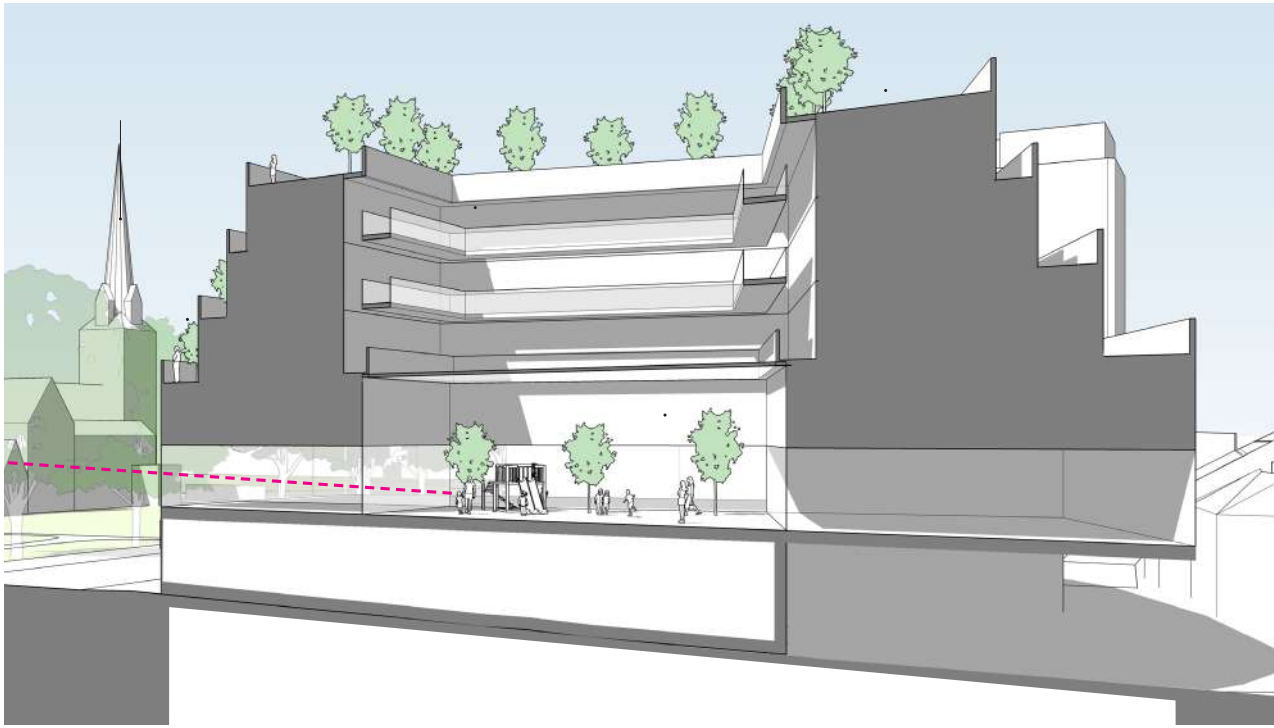
The offices will be used as a site office and eventually a show flat for the development of the tower.

Development Opportunity

The property offers *various development angles* of differing levels of density.

A feasibility study has been drafted where four proposals are presented based on a re-provision of existing uses with additional development as residential flats and a basement community swimming pool. Some are new build options while others are extensions/ infill options enhancing the GIA from 33,270 sq ft to 82,410 sq ft.

Further information available on request.



Further Information

EPC

Energy Performance Certificates for the property are available, with ratings ranging from B to D, and can be provided on request.

AML / KYC

In order to comply with Anti-Money Laundering legislation the purchaser will be required to provide satisfactory identification documentation to the vendor and their agents.

PROPOSAL

We are instructed to seek offers in excess of £12,000,000, subject to contract and exclusive of VAT. A purchase at this level would reflect a Net Initial Yield of 8.4% and a Capital Value of £360 psf.

CONTACT

Lee Smith
+44(0)20 7266 8538
+44(0)7866 916 493
l.smith@estate-office.com

Chaim Aziz
+44 (0)20 7266 8510
+44 (0)7970 824 292
c.aziz@estate-office.com

ESTATE OFFICE
PROPERTY CONSULTANTS

Ed Gambarini
07825 689037
egambarini@klm-re.com

Rob Dales
07740 535395
rdales@klm-re.com

KLM
REAL ESTATE