

72 Chiswick High Road Chiswick, London, W4 1SY

Freehold Office Investment with Residential Ground Leases



Investment Summary

Chiswick is one of London’s most popular and prosperous suburbs .
The property occupies a prominent location fronting the A315, next to The Power House Studios and London United transport depot, at the eastern end of the main retail and leisure pitch.
A ground floor showroom-style office with basement and mezzanine, extending to 2,786 sq ft, and off-road parking.
Let to Blue Square Residential Ltd until 19 May 2031 at £79,166 per annum (£28.41 per sq ft).
Six apartments on the upper four floors held on 125-year ground leases expiring 23 June 2122, providing additional current rental income of £2,100 per annum.
Potential to generate significant additional income via advertising rights for the two exterior walls (subject to planning).
Freehold .
Offers sought in excess of £1,097,000 (One Million and Ninety-Seven Thousand Pounds) , subject to contract and exclusive of VAT.
A purchase at this level would reflect a net initial yield of 7.0% after allowing for usual purchaser costs.



Location

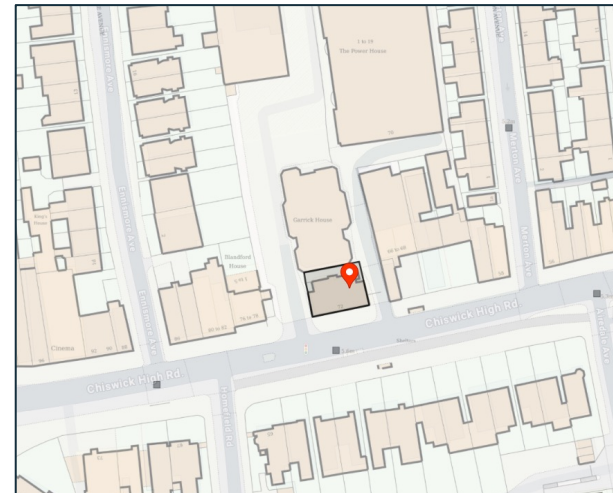
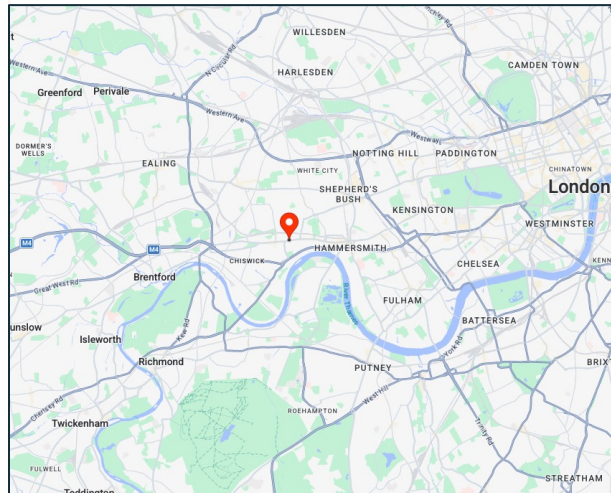
Chiswick is an affluent and highly desirable suburb of west London, offering a tranquil, village-like atmosphere with urban convenience and a vibrant service economy.

The area has an estimated population of 35,000 which, at around 6,000 per sq km, is one of the denser London suburbs.

Transport links are extensive. There are multiple bus routes, an Underground connection via the District line and South Western Railway trains to Waterloo.

Road links provide easy access to the M4 and M3 motorways, and Heathrow is also nearby, making it attractive to international mobile professional.

The average property price is over £1 million, with terrace homes averaging £1.25 million. Nimbus data estimates an average residential investment yield of 3.66% and sale values of £897 per sq ft.



Situation

The property fronts Chiswick High Road (A315), next to The Power House Studios and the London United transport depot.

It is at the eastern end of the main retail and leisure pitch, with estimated daily traffic flow past the property of 15,000 to 20,000 vehicles, according to Nimbus.



Description

The property is an Edwardian-style detached mixed commercial and residential building arranged over basement, ground and four upper floors.

The ground floor comprises a commercial unit currently used as a high-quality showroom-style office.

The office has an extensively glazed front elevation and an impressive ceiling height of over 4m, allowing excellent natural light throughout.

A staircase provides access to a mezzanine office level which overlooks the ground floor. A basement provides ancillary space.

There is a parking area at the rear that can accommodate between three to four cars, which is exclusively used by the commercial tenant.

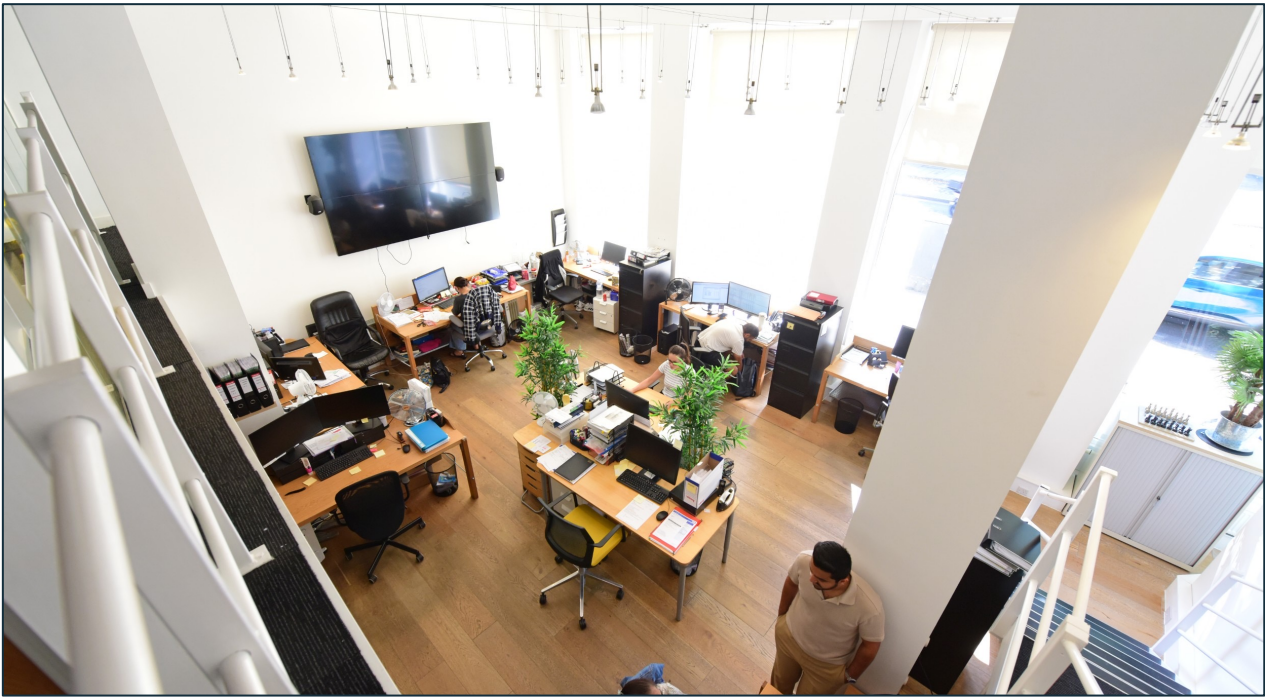
Six self-contained apartments occupy the upper floors, accessed via a separate front door.



Accommodation

The approximate net internal floor areas are as follows:

Floor	Sq Ft	Sq M
Basement	419	38.8
Ground	1,559	144.8
Mezzanine	808	75.1
Total	2,786	258.7



Tenancy

UNIT	TENANT	TERM	RENT PA	COMMENTS
Ground floor, basement and mezzanine.	Blue Square Residential Ltd	20 May 2026 – 19 May 2031	£79,166	Tenant in ooccupation since 2016.
Upper Floors (6 flats)	Various 125-yr ground leases	24 Jun 1997 – 23 Jun 2122	£2,100	Fixed increased to £2,400 (2047), £3,600 (2072) and £3,600 (2097).
TOTAL			£81,266	

The property offers the potential to generate significate additional income via formalising an advertising agreement for the two exterior walls (as show in the image below), subject to planning. A previous agreement generated an additional £3,500 per month per wall, or £6,000 per month for both walls.



Covenants

Blue Square Residential Ltd is a non-profit Registered Social Landlord. Since its inception in 2012, it has helped hundreds of vulnerable tenants find accommodation and support, specialising in Supported Housing.

The company manages over 500 supported housing properties across England and Wales, working with specialist support providers to deliver services to people with a wide range of needs.

Blue Square Residential Ltd has a Creditsafe rating of 87/A, representing very low risk.

YEAR ENDING	31/07/25	31/07/24	31/07/23
Total Assets	£2,776,920	£2,785,307	£2,424,120
Net Worth	£1,983,704	£2,085,995	£1,768,180
Working Capital	£1,898,929	£1,897,986	£2,424,120

Service Charge

The freeholder is responsible for managing the property, and this is currently contracted to a managing agent. The service charge budget for year ending 30 September 2026 is £22,823.37. £13,156.50 allocated specifically to the flats and £9,666.87 to the whole building. The apportionment to the commercial tenant is £2,416.72 (£0.87 per sq ft). Further information is available on request.

Further Information

EPC

EPC certificate rating of 64 C.

VAT

The property is elected for VAT; the transaction is anticipated to be treated as a Transfer of a Going Concern (TOGC).

AML

Two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Proposal

Offers sought in excess of **£1,097,000** (One Million and Ninety-Seven Thousand Pounds), subject to contract and exclusive of VAT, and usual purchase costs.

A purchase at this level would reflect a **net initial yield of 7.0%** based on the current income, after allowing for purchaser's costs of 5.84%.

Subject to planning, wall advert campaigns could substantially increase the annualised return.

Contact

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