



5 GROVE PARK ROAD

CHISWICK, W4 3RS

MIXED USE FREEHOLD BUILDING
FOR SALE

OF INTEREST TO INVESTORS AND DEVELOPERS

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Rare opportunity to acquire a mixed-use freehold building near Chiswick Railway Station
- Located in affluent Chiswick, one of West London's most desirable suburbs, known for its excellent transport links, strong local amenities, riverside walks and village atmosphere.
- The property comprises a vacant ground and lower ground floor commercial unit, along with a self-contained three-bedroom maisonette above, which currently has a prohibition order and is also vacant. To the rear of the site is a motor garage that forms part of the freehold title.
- The motor garage is currently let to Grove Park Motors at a passing rent of £20,400 per annum, with the lease expiring in April 2026.
- The property extends to approximately 2,886 sq ft.
- Offers are invited in excess of £995,000 for the freehold interest (stc).



DESCRIPTION

The property comprises a mid-terrace building arranged over lower ground, ground, and two upper floors, extending to approximately 2,886 sq ft.

The ground and lower ground floors consist of a vacant commercial unit, while the upper floors provide a self-contained three-bedroom maisonette, also vacant.

To the rear of the site is a motor garage, which forms part of the freehold title. The garage is let to Grove Park Motors at a current passing rent of £20,400 per annum, with the lease expiring in April 2026.

Both the maisonette and garage are accessed via Grove Park Mews, a private cul-de-sac located off Grove Park Gardens, providing rear access to the property.



Vacant Commerical Unit



Rear Garage



Residential Upper Parts



Residential Upper Parts

CHISWICK

Chiswick is one of London's most affluent and desirable suburbs, popular with both young professionals and families. People are drawn to the area not just for its excellent transport links, but for its unique mix of lifestyle and charm — from its 'village feel' and attractive period housing to its riverside walks and vibrant café culture.

5A Grove Park Road is perfectly positioned in a quiet, residential pocket just moments from the Thames and a short walk to Chiswick High Road. The area offers a wide range of independent shops, restaurants and pubs, as well as green open spaces like the well known Chiswick House and Gardens.



Chiswick Park



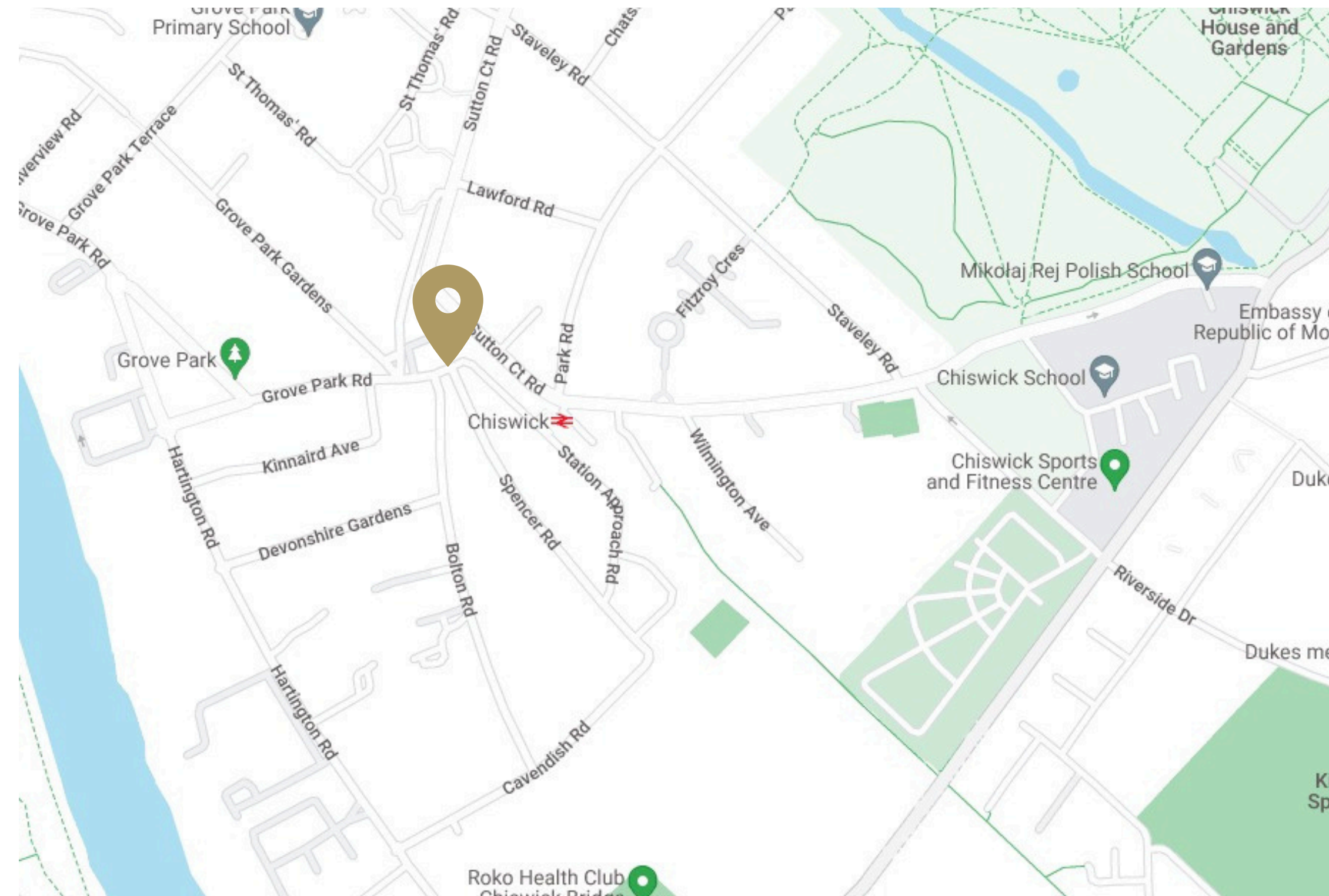
Chiswick House



The Bell & Crown



Chiswick High Road



TENANCY INFORMATION

The ground and basement floors are offered with vacant possession.

The garage at the rear of the property is let to Colin Francis t/a Grove Park Motors on a 9 year lease, expiring 26th April 2026 at a current rent of £20,400 pa. The lease is inside the Landlord & Tenant Act 1954.

There is a three-bedroom Maisonette on the upper parts which is being sold with vacant possession. There is a prohibition order currently in place.

TENURE

Freehold, Title Number: AGL43315

LEGAL COSTS

Each Party is to bear their own legal costs.

EPC

Available upon request.

PRICE

Offers are invited in excess of £995,000 (Nine Hundred & Ninety Five Thousand Pounds), subject to contract.



VAT



The Property is not elected for VAT.

Misrepresentation Act 1967.



PREMISES	FLOOR	FLOOR AREA (SQ FT)
Shop	Lower Ground	666
	Ground	676
Maisonette	First & Second	1,177
Garage	Garage to Rear	367
TOTAL		2,886

FOR FURTHER INFORMATION CONTACT:

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These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2025