david charles
property consultants

TO LET



76-77 South Parade

Chiswick, W4 5LF

Prominent double fronted restaurant situated within the affluent area of South Acton, Chiswick.

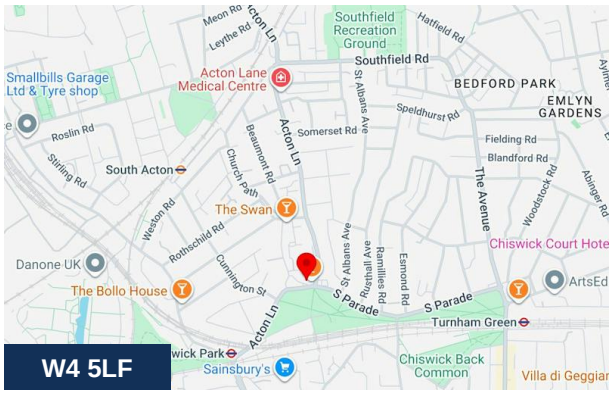
1,734 sq ft
(161.09 sq m)

- Previously occupied for 24 years
- Fully fitted
- Long term lease available
- Suitable for a variety of restaurant, retail or leisure occupiers
- Acton Green common opposite
- Adjacent to The Duke of Sussex Public House
- Chiswick Underground (0.2 miles)

76-77 South Parade, Chiswick, W4 5LF

Summary

Available Size	1,734 sq ft
Rent	£57,000 per annum
Rates Payable	£16,848 per annum
Rateable Value	£39,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B







Description

The premises comprise a substantial and well-presented ground floor former restaurant, previously trading as the established La Vacherin restaurant, and offer an excellent opportunity for an incoming food and beverage operator.

The accommodation benefits from a prominent and attractive glazed frontage and provides a generously proportioned restaurant arranged as a number of interconnected dining areas. The customer accommodation is fitted to a good standard, with extensive fixed banquette seating, feature lighting, decorative finishes, and a fully fitted bar area.

To the rear is a substantial commercial kitchen and preparation area, incorporating stainless-steel preparation surfaces, extraction and associated catering infrastructure. Further ancillary accommodation includes wash-up/preparation areas, customer WCs, staff/office space and storage.

There is also a rear service/yard area, providing useful ancillary space and access to the rear of the premises.

Location

The premises are prominently positioned in Chiswick, West London (W4), within the established residential and commercial neighbourhood around Acton Green and Chiswick Park. The property is situated on South Parade, a local parade serving the surrounding residential catchment, with a mix of independent businesses, hospitality, and community amenities nearby.

Terms

The premises are available by way of a new lease for a term by arrangement.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information



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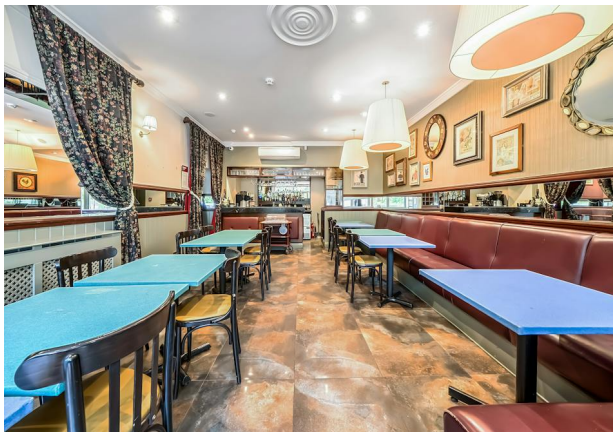
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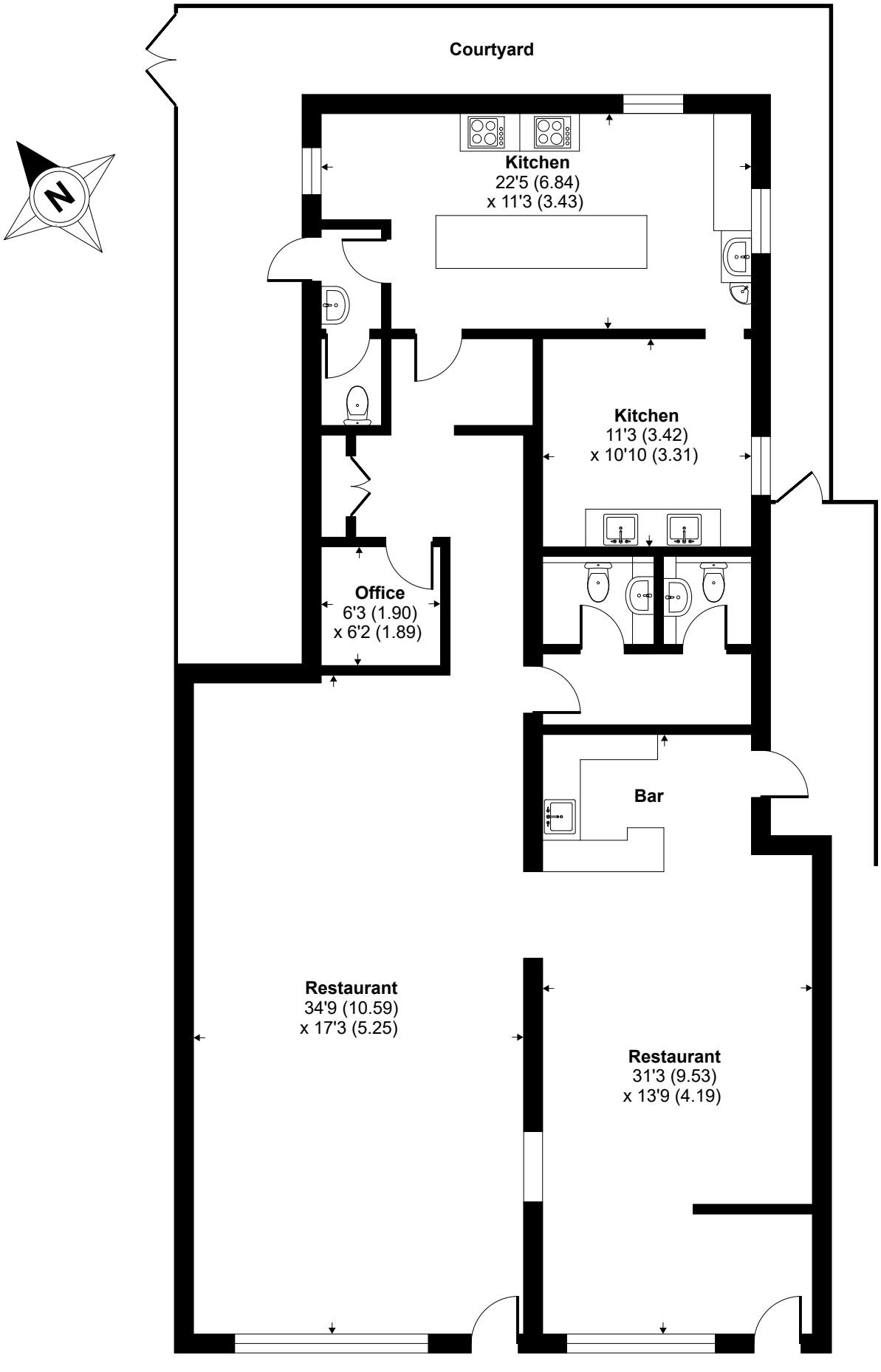

SAVON
COGNAC
JACQUES


SELLERS EUROBIN

South Parade, London, W4

Approximate Area = 1734 sq ft / 161 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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