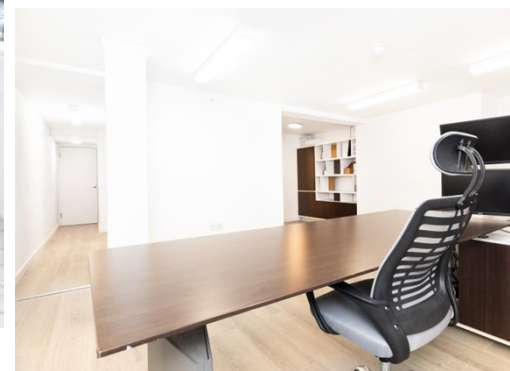


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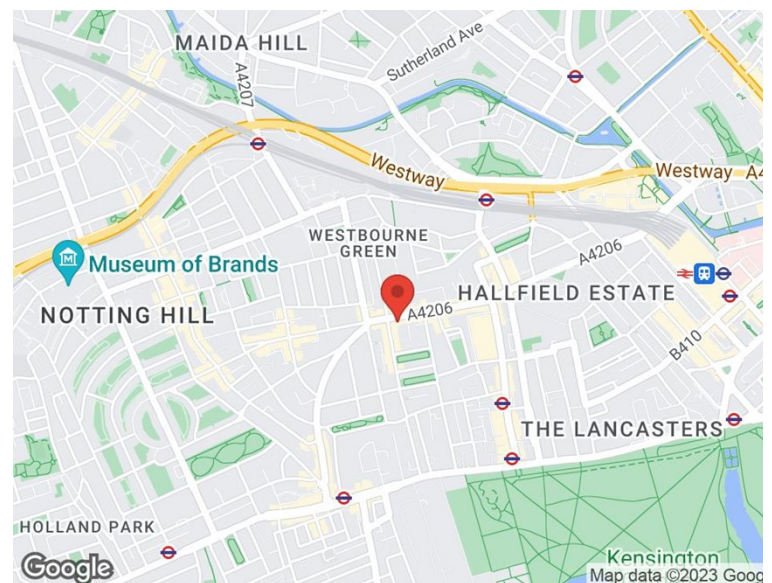
103a Westbourne Grove, London, W2 4UW

A GROUND FLOOR & BASEMENT SHOP IN EXCELLENT CONDITION ON WESTBOURNE GROVE CLOSE TO CHEPSTOW CORNER

TO LET

Area: 1,943.00 FT² (180.51M²) | Rent: £75,000 per annum, exclusive / Premium on Application |

- Good natural light
- High ceilings
- Open plan retail area & Kitchenette
- Basement retail area
- Private office
- x2 W/C's
- Air conditioning throughout
- 3 phase power supply





103a Westbourne Grove, London, W2 4UW

LOCATION:

The premises are situated in a parade of shops on the southerly side of Westbourne Grove, in between the junctions with Monmouth Road and Hereford Road. Other local businesses include, Sunday in Brooklyn, Franco Manca, Beam Café, 101 West, Caffé Nero, Farmacy, Verderame Ristorante Italiano, Al Waha, Nando's Bayswater, Banana Tree, Joe & The Juice, Gail's Bakery, Psyche Notting Hill, Yogland Fit, Planet Organic, Prezzemolo & Vitale, Kitchen Ideas, Balfe's Bikes, X-Club, Lords Builders Merchants and Sainsbury's Local. Public transport is accessed via Notting Hill Gate (Central & District lines).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

A retail premises formed from the ground floor and basement of a 3 storey, mixed-use, Victorian terraced building. The fully glazed frontage is direct onto Westbourne Grove and leads to a front to back, open plan retail area, with approximately 4 meter high ceilings. The premises benefits from natural light both from the frontage and a light well to the rear of the space, together with a kitchenette and staff W/C. The basement is arranged with a studio room to the rear looking into the rear light well, also with a customer W/C. To the front of the basement are 2 storage areas, a full width office and stationary area and 3 under pavement vaulted areas. Good order throughout and the basement is tanked with the exception of the vaulted areas.

The premises is fitted with air conditioning throughout, ceiling recessed speakers, a mains linked smoke alarm system and 3 phase power.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	813.00	75.53
Lower Ground Floor	1,130.00	104.98
TOTAL	1,943.00FT²	180.51M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To take assignment of the current FRI Lease granted inside the Landlord & Tenant Act 1954 (as amended) part 2, for a term of 20 years. The Lease commenced on 16th June 2019 and expires on 15th June 2039. Rent reviews are scheduled for every 5th anniversary of the Lease, the passing rent is £60,000 per annum.

RENT: £75,000.00

RATES:

Rateable Value £34,250 per annum
Rates Payable £17,090.75 per annum

SERVICE CHARGE: TBC

NB - We strongly recommend that you verify the rates with Westminster Council's Business Rates Department on 0203 772 2602.

POSSESSION: Full vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT

EPC:

Available upon request.

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SMART



MOVES

