

LEXINGTONS



FOR
SALE

COFFEE



Victoria Grove, London, W8

£35,000 Per Annum



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18-20 Victoria Grove London, W8 5RJ

£35,000 Per Annum

- Retail shop unit - New Lease with zero premium - 404 sq ft
- Located on Victoria Grove (off Gloucester Road)
- Ideal for retail or office use - Rear access
- Viewings strictly by appointment

Lexingtons are pleased to offer a unique opportunity to rent this well-positioned retail shop situated just off the busy Gloucester Road. The premises comprise approximately 404 sq ft of retail space and benefit from their own independent electric supply, as well as rear access via Albert Mews.

Victoria Grove is conveniently located off Gloucester Road and is within easy reach of Gloucester Road Station, High Street Kensington, and Hyde Park, offering excellent footfall and transport links. *Disclaimer. Please note that some images included in this listing are computer-generated visuals created to illustrate the potential of the property following possible fit-out or refurbishment. These visuals do not represent the current condition of the property. Both the marketing visuals and photographs of the property in its actual condition have been provided to allow interested parties to assess the space in its present state as well as its future potential.

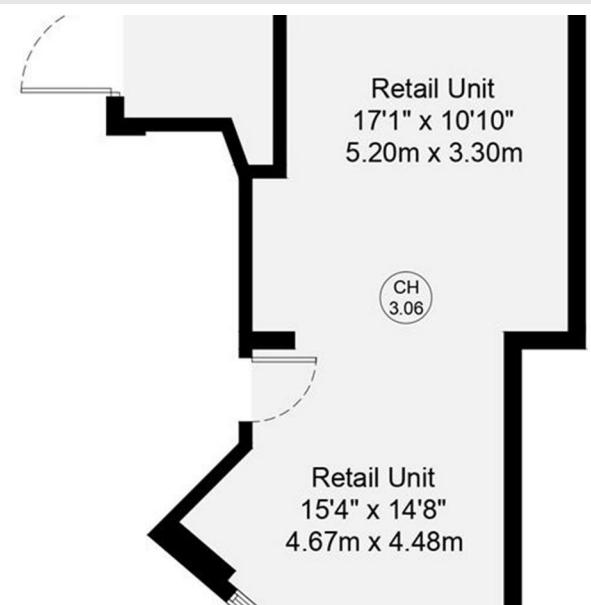
Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

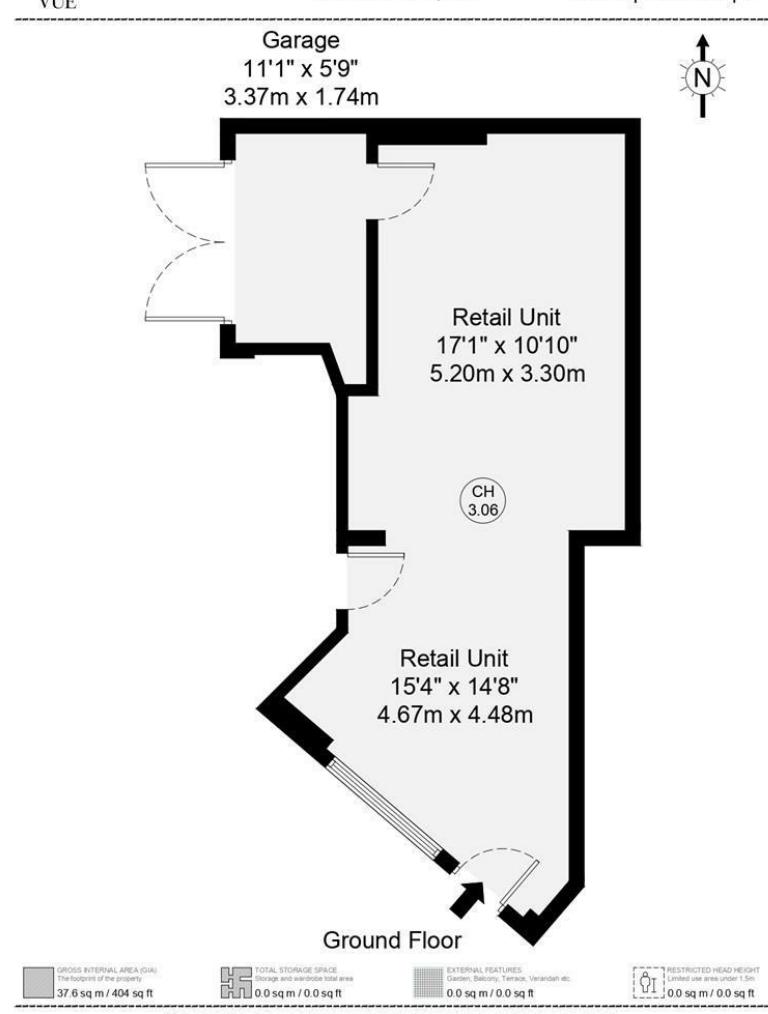




Directions







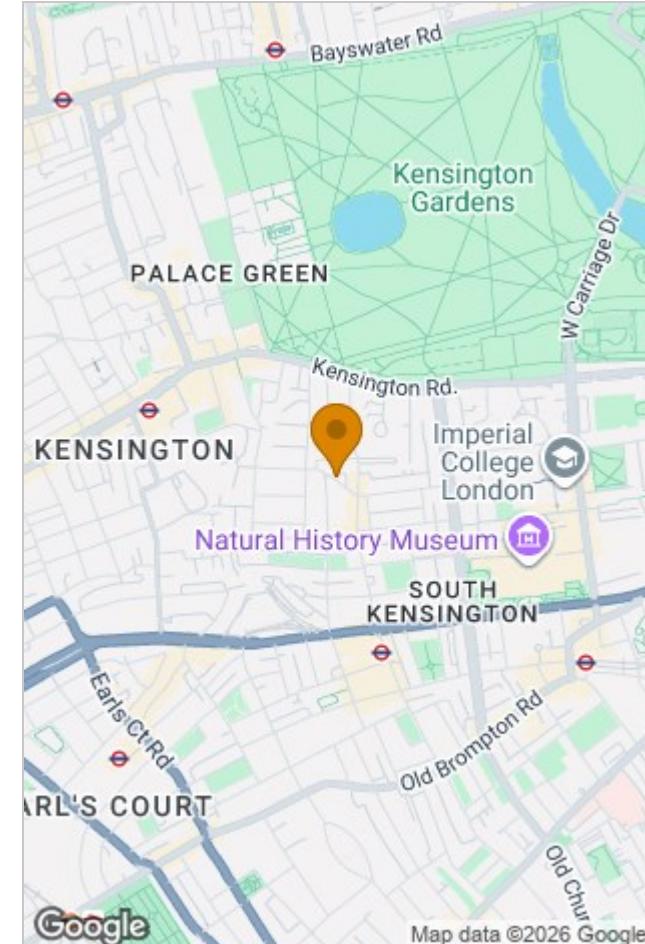
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		