

LEXINGTONS



FOR  
SALE

COFFEE

Victoria Grove, London, W8  
£35,000 Per Annum









# 18-20 Victoria Grove London, W8 5RJ

- 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

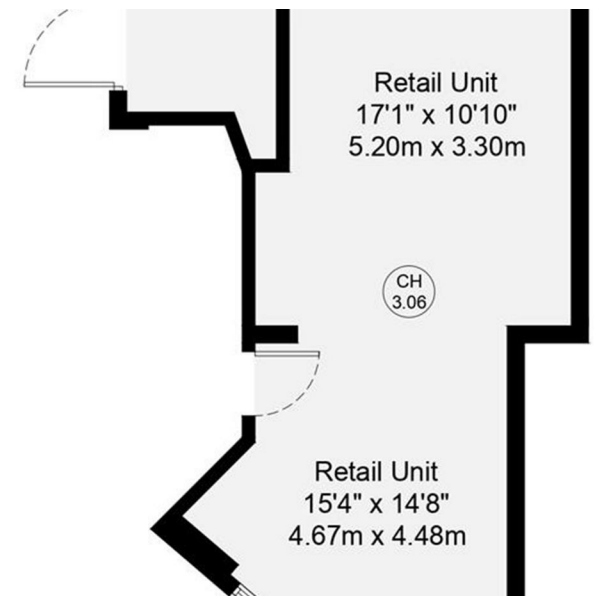
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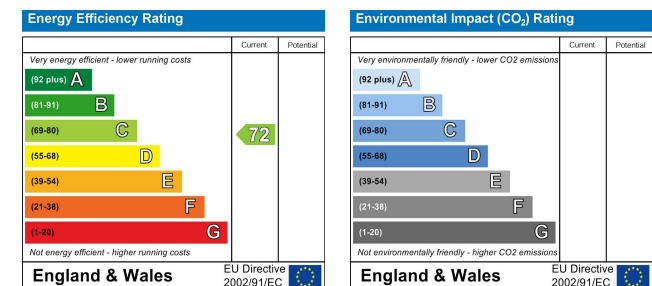
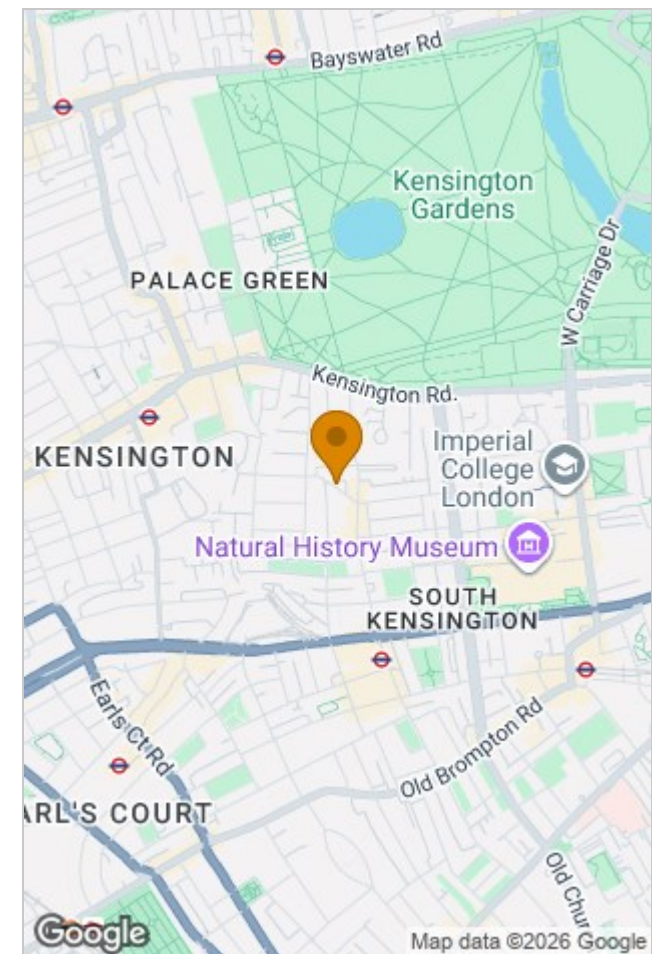
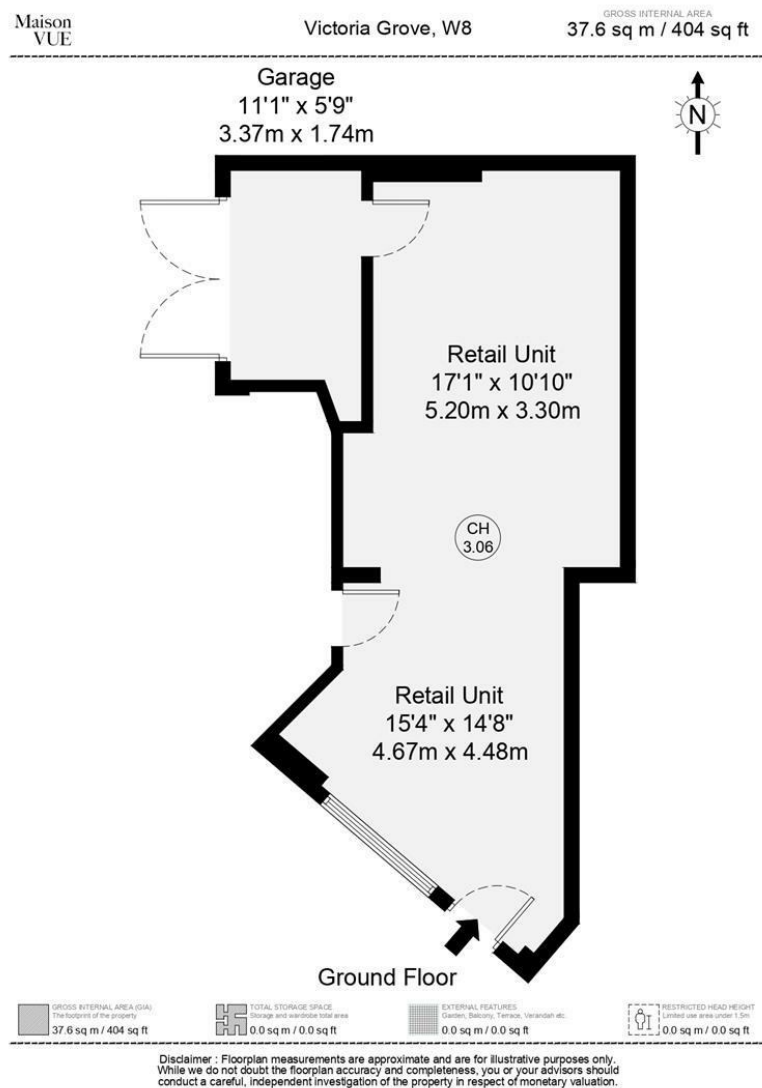


## Directions









## 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.