

**Notting Hill**

**Fitted Double Restaurant Unit plus Maisonette**

**Restaurant 1,672 sq ft 155.5 sq m**

**Leases available**



**125-127 Westbourne Park Road, W2 5QL**

## Situation & Location

The property is situated on the southern side of **Westbourne Park Road**, close to the junction with **Chepstow Road** close to a number of successful restaurants and bars including **The Cow, The Westbourne, Marianne** and the **Napoleon Bonaparte** . Please see attached location plan.

## Description & Accommodation

The property comprises two adjoining and interconnected ground floor and basement restaurant units currently providing some **106 Covers** together with the usual kitchen and storage facilities, together with a self contained, two bedroomed residential maisonette above no 127 Westbourne Park Road, which may be let separately.

The restaurants provide the following approximate floor areas:

Ground floor	715 sq ft	66.42 sq m
Lower Ground	122 sq ft	11.33 sq m
Basement	835 sq ft	77.75 sq m
<b>Total</b>	<b>1,672 sq ft</b>	<b>155.5 sq m</b>

## Rent

Current combined rents of £82,000 per annum exclusive however we are advised that the maisonette is currently underlet at a rent of £27,300 pa. thus giving a net effective rent of **£54,700** per annum exclusive

## Leases

The properties are held under two full repairing and insuring leases which both expire on 14<sup>th</sup> August 2017. The freeholders have indicated a willingness to discuss terms for a new lease at this stage

## Premium

A premium of £50,000 is sought

**Legal Costs** Each party to bear their own legal costs in connection with the assignment; assignor to bear landlords costs in connection with any licence to assign; incoming tenant to bear landlords costs in connection with any Licence to Alter

## Energy Performance Certificate

An EPC has been commissioned and will be available on request.

## **Business Rates**

The local authority has verbally informed us that the rateable value for the premises is £48,250 and the rates payable for the current year ending 31/03/17 are £23,401. Interested parties should make their own enquiries and confirm: - City of Westminster business rates department 0208-315-2050..

## **VAT**

The properties are not currently VAT opted

## **Possession**

Immediate upon completion of legal formalities

## **Contact**

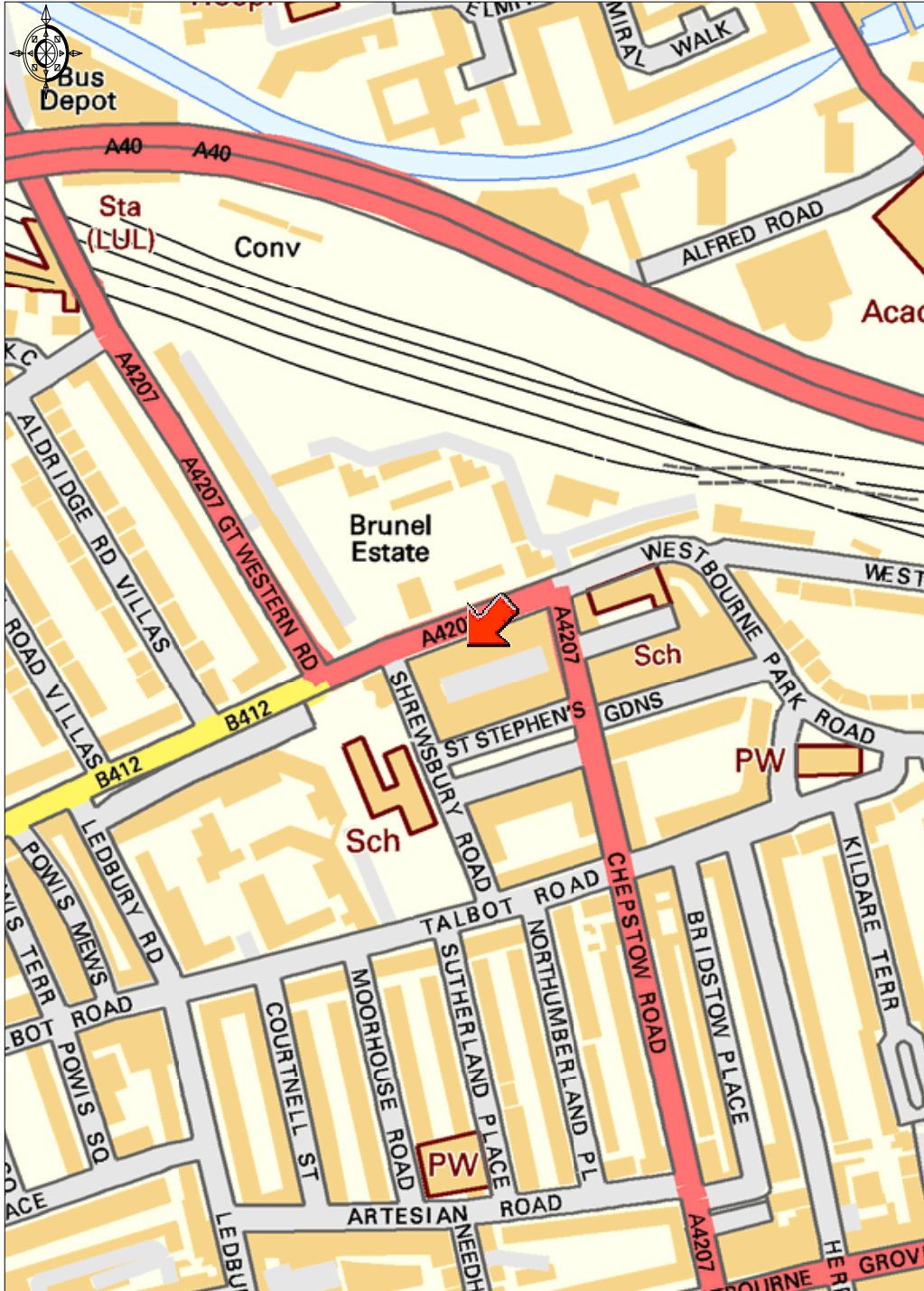
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## **SUBJECT TO CONTRACT & STATUS**

**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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