

Westbourne Grove, W11

Attractive Shop With Rear Verandah To Let

354 sq ft 32.8 sq m



302 Westbourne Grove, London W11 2PS

Situation & Location The property is situated on the northern side of Westbourne Grove, between its junctions with Portobello Road and Kensington Park Road. Other retailers located nearby include Still Too Few, All Saints, Paul Smith and The Burton Arcade. Notting Hill Gate Underground Station (Central, Circle and District Lines) is within walking distance.

Description & Accommodation The property comprises a ground floor retail unit with a raised front section providing a substantial storage area below. To the rear of the shop there are French doors to a balcony and verandah overlooking the gardens of Kensington Park Road.

The approximate floor areas are:-

Net Frontage	10' approx.	3.05m
Ground floor sales	354 sq ft	32.8sq m
Total	354sq ft	32.8q m

Amenities WC with wash hand basin (situated at rear)
Rear French doors to balcony & Verandah
Underfloor storage

Rent £57,000 per annum exclusive, payable quarterly in advance.

Lease A new lease for a term by negotiation to be taken outside of the security and compensation provisions of the Landlord & Tenant Act 1954 pt 2

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease

Energy Performance Certificate An EPC has been commissioned - copy certificate and recommendations available upon request.

Business Rates The local authority has verbally informed us that the rateable value for the premises is £51,000 and the rates payable for the current year ending 31/03/18 are £17,741. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT To be advised

Possession Immediate upon completion of legal formalities

Contact Joint Sole agents: JMW Barnard LLP Tel: 0207 938 3990
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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.