

Chepstow Place, Notting Hill W2

Shop & Basement To Let

GF 20.26 sq m Basement 19.6 sq m



NB left hand unit only

23a Chepstow Corner, Chepstow Place , London W2 4XE

Situation & Location

The property is situated on the the western side of **Chepstow Place**, close to the junction with **Westbourne Grove**. Other retailers located in the block include **Harvey Jones** and **Farrow & Ball**. **Space NK** is diagonally opposite. Please see Goad traders plan below.

Description & Accommodation

The property comprises a self-contained ground floor and basement retail unit providing the following approximate floor areas:-

Ground floor sales	218 sq ft	20.26 sq m
Basement sales/ancillary	187 sq ft	17.37 sq m
Basement vaults estimated	24 sq ft	2.23 sq m

Rent £26,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of 10 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 79 Band D

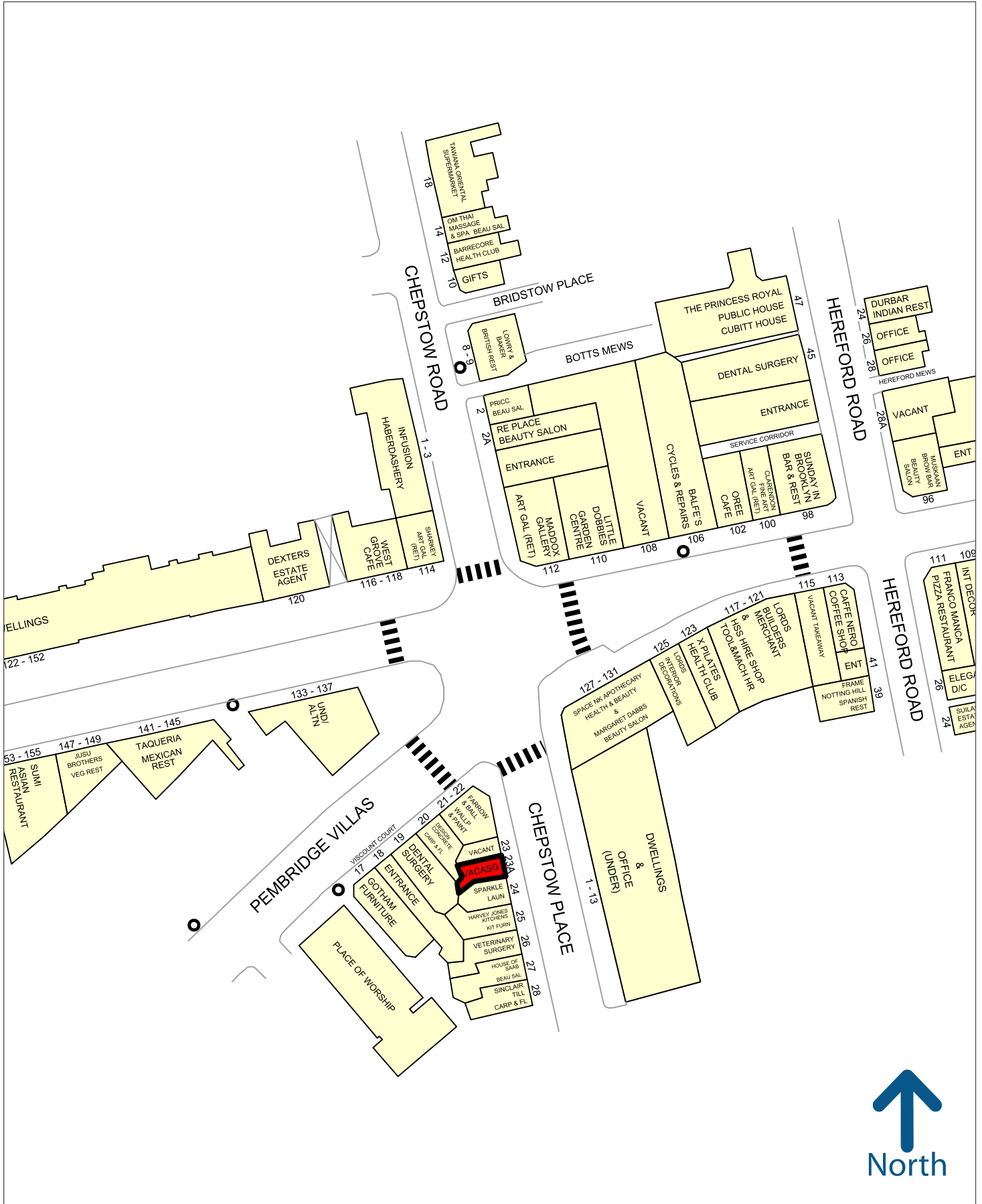
Business Rates The rateable value for the premises is £16,000 and the rates payable for the current year ending 31/03/25 are £7,984 before the current 75% retail relief scheme. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828

VAT Will not apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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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