

## **Shop to Let – Notting Hill W2**

Currently fitted as beauty salon/spa

**870 sq ft 80.8 sq m (gf sales 590 sq ft)**



**27 Chepstow Corner, Chepstow Place, London W2 4XE**

**Situation & Location** The property is located in this small parade running south from **Westbourne Grove**, and thus lies in one of London's most affluent and fashionable residential areas. A number of specialty retailers are represented in the block, with an emphasis on interior design and furniture, including **Farrow & Ball; Harvey Jones Kitchens; Sinclair Till. Space NK** are opposite. Please see attached Goad traders plan.

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

Internal Width	15' 2" 4.6 m max	Shop Depth	47'9" 14.55 m
Ground floor sales	590 sq ft		54.8 sq m
Basement sales	<u>280 sq ft</u>		<u>26 sq m</u>
<b>Total</b>	<b>870 sq ft</b>		<b>80.8 sq m</b>

**Amenities** Kitchen WC Electric Heaters

**Rent** £40,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only review.

**Lease** A new effectively full repairing and insuring lease is available for a term of 10 years

**Legal Costs** Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

**Energy Performance Certificate** EPC rating 66 Band C copy report and recommendations available on request

**Business Rates** The new rateable value for the premises is £35,750 and the rates payable for the full year ending 31/03/27 would be £13,656. Interested parties should verify with RBKC business rates before making any commitment.

**VAT** Will not apply

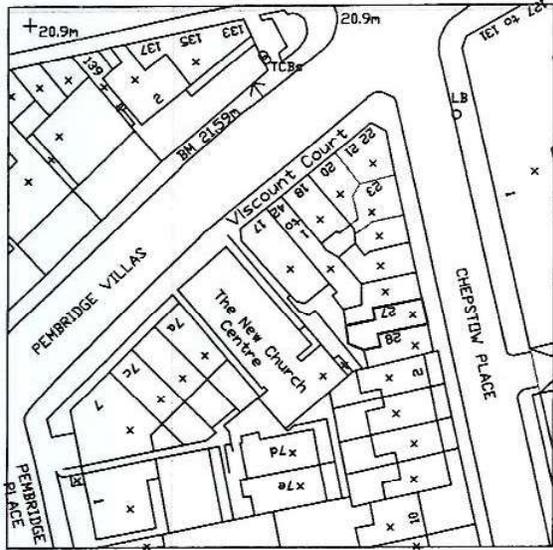
**Possession** Immediate upon completion of legal formalities

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

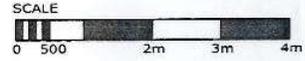
**Tel: 0207 938 3990** Jeremy Barnard [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

**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.

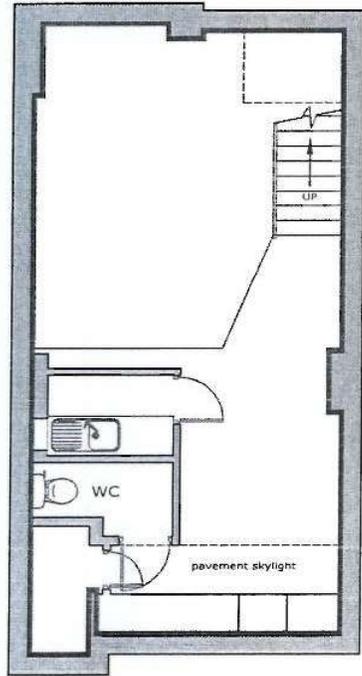
PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



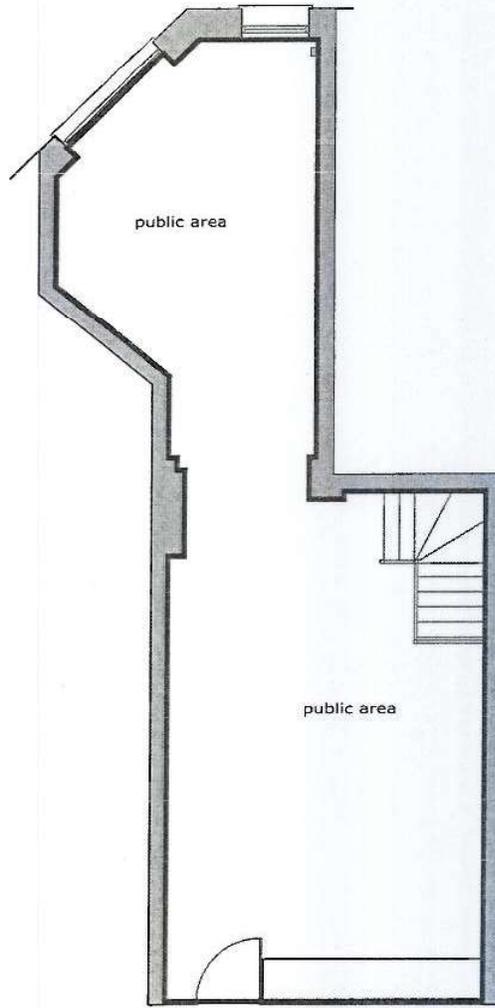
LOCATION PLAN  
SCALE 1:1250



NORTH



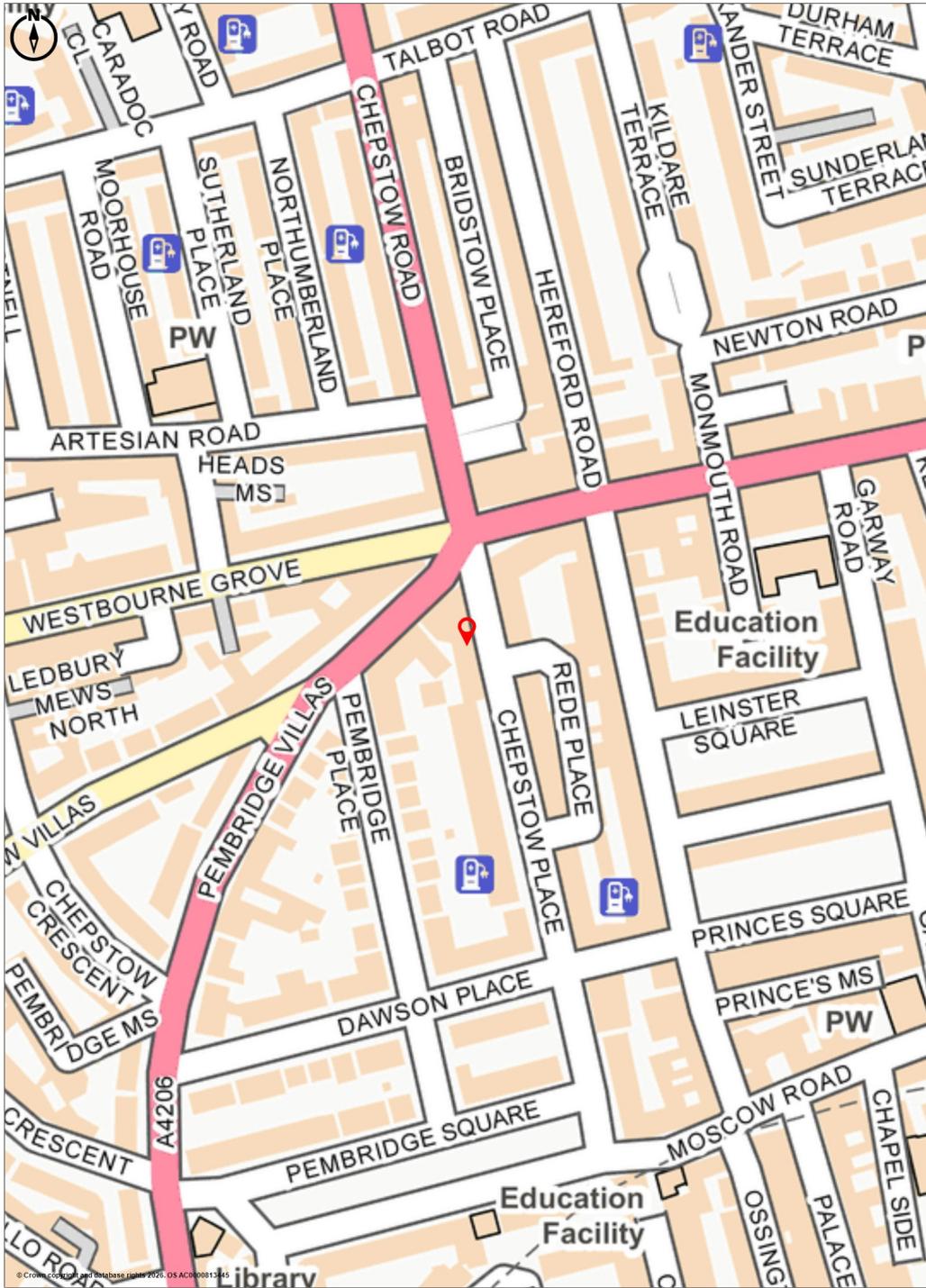
CHEPSTOW PLACE



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**Promap**

● LANDMARK INFORMATION

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