



107 Westbourne Grove

London, W2 4UW

To Let: AVAILABLE NOW – Landmark Retail Unit.

3,172 sq ft
(294.69 sq m)

- Highly prized Notting Hill parade.
- Very generous proportions.
- Located in the heart of one of London's fashionable shopping districts.
- Close to the prestigious Whiteleys re-development.
- Available immediately.

107 Westbourne Grove, London, W2 4UW

Summary

Available Size	3,172 sq ft
Rent	£80,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property is arranged in an open plan configuration in near-identical proportions across the ground and basement levels. The ground floor comprises of a fully open plan deep retail space with a fully glazed façade allowing for excellent levels of natural light in the immediate sales areas. The basement is accessed via a conveniently placed stairway on the left-hand side of the unit, the basement is vast and benefits also from excellent ceiling heights – the basement also contains several W/Cs and storage spaces.

Location

The property lies on the southern side of Westbourne Grove in the commercial centre of affluent Notting Hill. The area is currently flourishing and hosts top destination bars, shops, and restaurants such as Daylesford Organic Farm Shop and 'blue chip' tenants including Farrow & Ball and Franco Manca taking occupation of prime corner units. The property is a short walk from Royal Oak overground station providing exceptional access to Paddington station – giving good access to the Western Home counties & Heathrow airport. The property also benefits from access to the Central Line from Queensway offering fast and frequent services into Central London.

Accommodation

The accommodation comprises of the following:-

Name	sq ft	sq m	Availability
Ground	1,477	137.22	Available
Basement	1,695	157.47	Available
Total	3,172	294.69	

Terms

RENT: £80,000 per annum (exclusive).

RATEABLE VALUE: £55,000 RV.

RETAIL PREMISES: (USE CLASS E): 3,172 sq. ft./ 294.7 sq. m.

LOCAL AUTHORITY: The City of Westminster.

VAT: n/a.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: TBC.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



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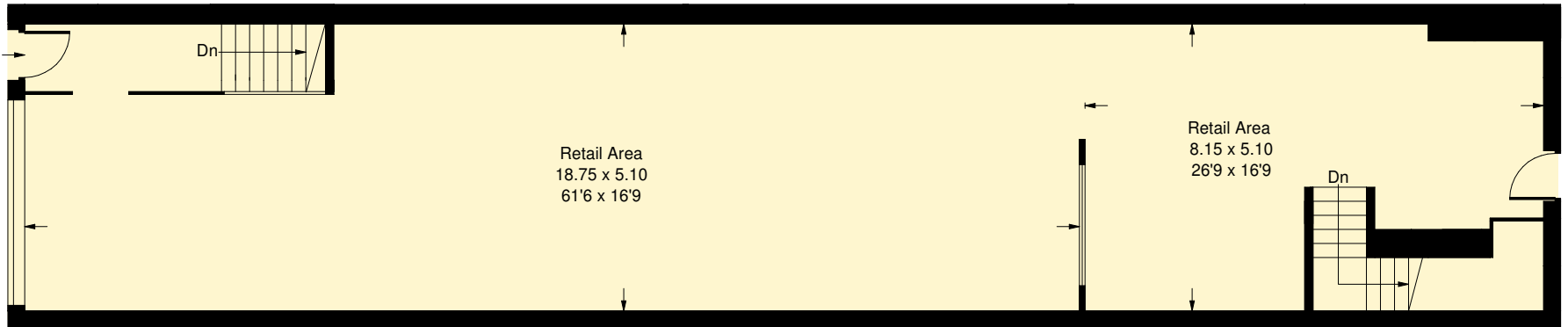
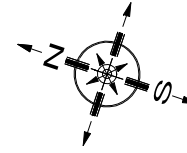
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Westbourne Grove, W2

Approx. Gross Internal Area
Ground Floor = 137.26 sq m / 1477 sq ft
Lower Ground Floor = 157.46 sq m / 1695 sq ft
Total = 294.7 sq m / 3172 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.