

198 Westbourne Grove, London, W11 2RH

PRIME RETAIL UNIT AVAILABLE DUE TO RELOCATION

Summary

- Prominent position on prime section of Westbourne Grove
- High footfall location
- Staff unaware

Location

The premises are located in a prime trading position on Westbourne Grove, close to the junction with Ledbury Road. Notable retailers nearby include; Sandro, Daylesford, Orlebar Brown, Maje and Aesop.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Basement	990	91.97
Ground Floor Sales	689	64.01
Total	1,679	155.98

Lease Terms

The premises are available by way of an assignment of the existing lease expiring on 24th March 2029, subject to five yearly rent reviews, the next review being in March 2019. The lease is contracted inside the Landlord and Tenant Act 1954 Part II (as amended).

Residential Accommodation

There is a self contained residential flat above the retail premises on a coterminous lease with an annual rent passing of £37,690 pax.

Rent

£178,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £62,874 per annum

(based upon Rateable Value: £126,000 and UBR: 49.9p)

EPC

This property has been graded as 70 C.



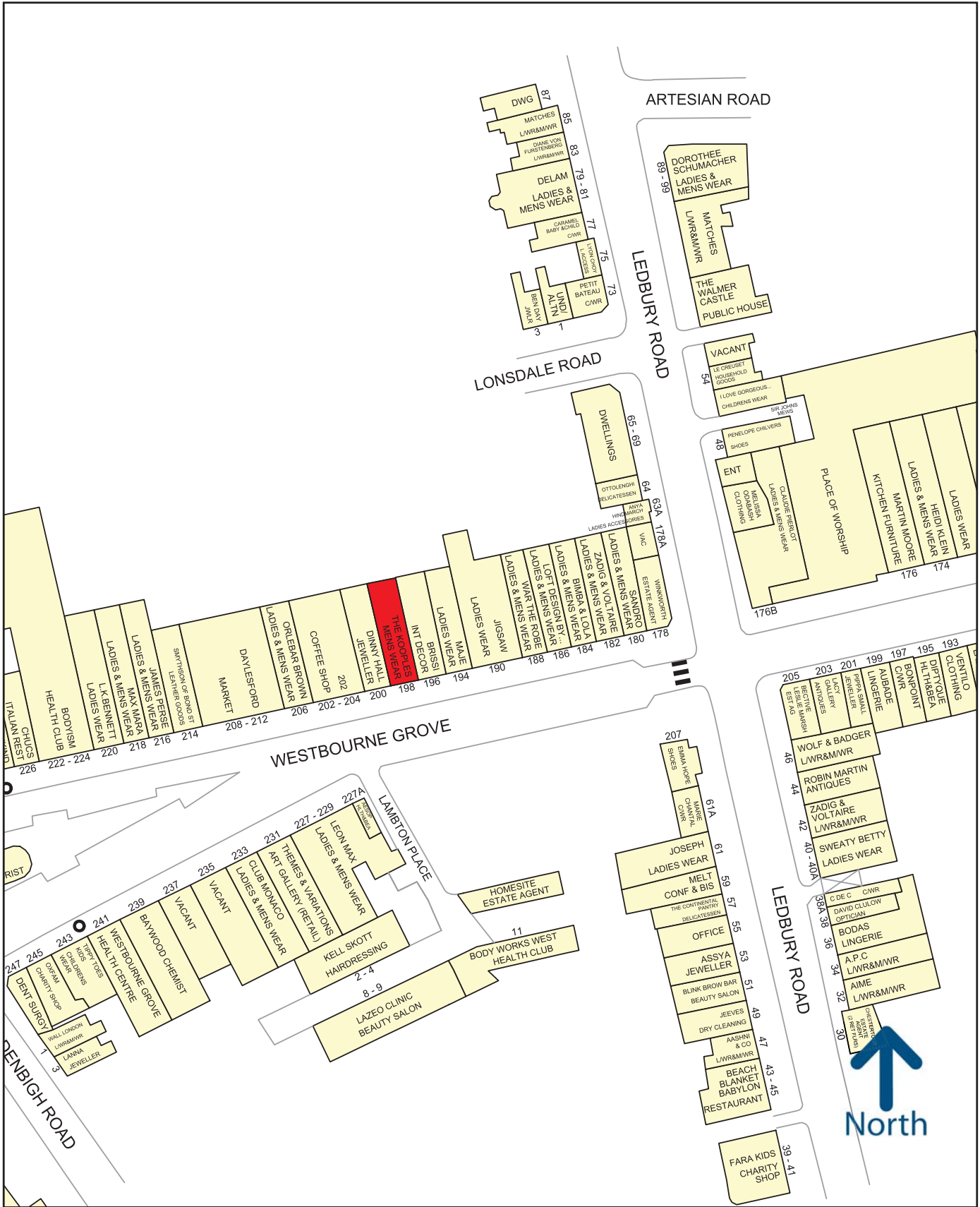
Viewing & Further Information

Viewing is strictly by appointment with:

Duncan Gilliard

t: +44 (0)207 087 5285

e: duncan.gilliard@eu.jll.com



50 metres

Experian Goad Plan Created: 17/10/2016
Created By: Jones Lang LaSalle Ltd

