

TO LET

E – CLASS OPPORTUNITY
RETAIL, RESTAURANT, LEISURE SPACE

NOTTING HILL, LONDON, W2
PRIME CORNER FRONTAGE

2,352 SQ FT / 218.5 SQ M

30-32 WESTBOURNE GROVE

WELCOME TO WESTBOURNE GROVE!

Positioned at the prominent corner of Westbourne Grove and Newton Road, 30-32 Westbourne Grove is nestled in one of West London's most affluent neighbourhoods. This vibrant area boasts a rich mix of high-end retail, dining, and leisure establishments, including notable brands such as **BoConcept**, **Psycle**, **Joe & The Juice**, **Prezzemolo & Vitale**, **Farmacy**, and **Waitrose**.

The locale is internationally recognised as a premier destination, attracting both residents and visitors seeking upscale dining and shopping experiences, and the surrounding community offers businesses an opportunity to thrive in a bustling environment. The area's reputation as a sought-after destination further enhances its appeal to retail, restaurant, and leisure operators.



Existing condition - Main sales area



Existing condition - Sales / seating area

THE OPPORTUNITY

30-32 Westbourne Grove, W2 offers 2,532 sq ft of prime corner frontage space, set across ground floor and basement level.

The ground floor and basement premises comprises of the approximate NIA areas;

UNIT	SQ FT	SQ M
Ground Floor	1,704	158.3
Basement	828	76.9
Total	2,532	235.2

QUOTING RENT

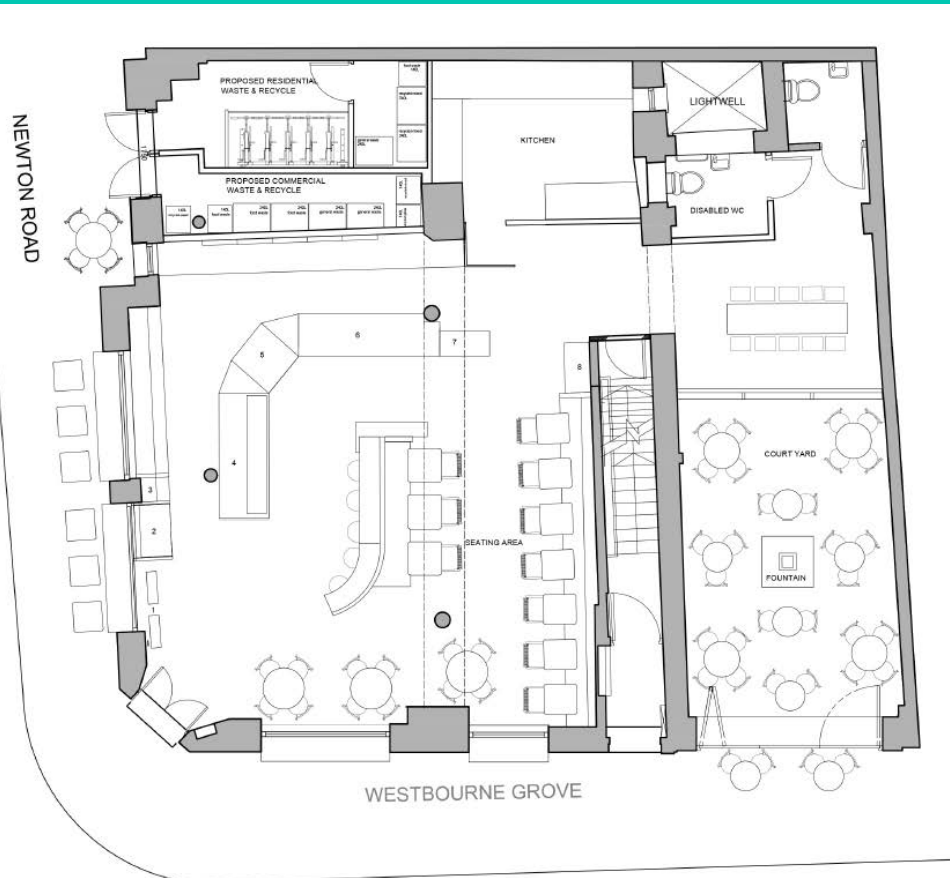
Quoting rent and service charge available upon request.

HANDOVER CONDITION

The unit is to be handed over as seen (recently fitted out to a good standard for café / coffee shop / bakery use).

BUSINESS RATES

All interested parties should make their own enquiries with the local council about Business Rates.



Indicative Layout of 30-32 Westbourne Grove

2,352 SQ FT / 218.5 SQ M



TRANSPORT

30-32 Westbourne Grove is well connected, with several stations providing excellent connectivity:

- **Notting Hill Gate Station:** Served by the Central, Circle, and District lines.
- **Bayswater Station:** Served by the Circle and District lines.
- **Queensway Station:** Served by the Central line.
- **Royal Oak Station:** Served by the Hammersmith & City and Circle lines.
- **Paddington Station:** Served by the Bakerloo, Circle, District, and Hammersmith & City lines, as well as National Rail services.

WHAT WE LIKE

The vicinity buzzes with activity, attracting a diverse crowd of residents, office workers, and students, creating a lively atmosphere perfect for retail, restaurant, and leisure ventures. The area's unique blend of commerce and culture offers businesses an exciting opportunity to thrive in a sought-after London neighbourhood.

Notting Hill Vibes – Westbourne Grove is at the heart of Notting Hill, famous for its colourful houses, bohemian charm, and the world-renowned Notting Hill Carnival.

A Foodie Hotspot – Home to **Farmacy**, **Ottolenghi**, and **The Ledbury**, the area is a haven for food lovers.

Fashion & Lifestyle – Boutique brands like **Reformation**, **Diptyque**, and **Zadig & Voltaire** thrive here.

Affluent Audience – Westbourne Grove attracts a mix of stylish locals in addition to international visitors alongside A-Listers.

Green Spaces Nearby – Hyde Park and Kensington Gardens are just a stroll away.

NEARBY OCCUPIERS INCLUDE:



LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM TODAY...

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