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58 Westbourne Grove, London, W2 5SH

A GROUND FLOOR SHOP & BASEMENT ON WESTBOURNE GROVE BETWEEN CHEPSTOW CORNER & QUEENSWAY

TO LET

Area: 930.00 FT² (86.40M²) Rent: £55,000 per annum, exclusive

- Fully glazed frontage
- Good ceiling height to the ground floor
- Open plan retail area
- Private office
- x3 storage rooms
- x2 W/C's
- Kitchenette





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LOCATION:

The premises are situated on the northerly side of Westbourne Grove in a parade of mixed-use shops and uppers, opposite the junction with Garway Road. Other local businesses include The Barbary, Granger & Co, Sushi Shop, Sunday in Brooklyn, Beam Cafe, Oree, Franco Manca, Taqueria, Space NK, Joe & The Juice, Costa Coffee, The Acai Girls, Gustav Fouche, Little Greene, Planet Organic, Psycle Notting Hill, Prezzemolo & Vitale and Sainsbury's Local. Public transport is accessed via Queensway Tube Station (Central line) and Bayswater Tube Station (District & Circle lines).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

A retail premises with a part return fully glazed frontage direct onto Westbourne Grove, which leads to an open plan retail area fitted with a serving counter. To the rear is a storage room, W/C, private office and access to the basement. The basement is arranged with two elongated storage areas, a kitchenette and W/C. Good order throughout.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	609.00	56.58
Basement	321.00	29.82
TOTAL	930.00FT²	86.40M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £55,000.00

SERVICE CHARGE: On application.

RATES:

Rateable Value £25,250 per annum
Rates Payable £10,908 per annum

NB - We strongly recommend that you verify the rates with the London Borough of Westminster's Business Rates Department on 0208 315 2050.

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

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: The premises is elected for VAT

EPC: Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
07772 874 444
justin@knightcommerciallondon.co.uk

Chris Nowlan
Knight Commercial London
07881 901 323
chris@knightcommerciallondon.co.uk