

# 243 Westbourne Grove

## London W11

SHOP TO LET  
 A1 premises  
 Heart of Notting Hill  
 Affluent catchment  
 Home to boutiques and Cafes



### Location

The property is located in a prime position in the heart of Notting Hill's most affluent district. Westbourne Grove is an eclectic mix of internationally renowned retailers and stylish fashion boutiques, together with renowned restaurants and eateries.

Retailers in the immediate vicinity include Daylesford Organic Café, Club Monaco, Bodyisum London, Zadig & Voltaire, James Perse, 202, Granger & Co, Joseph and Sandro.

### Accommodation

The premises has a fully glazed frontage, high ceilings and is arranged over a ground floor and basement comprising the following approximate net internal floor areas:

Ground Floor	604 sq ft	56.1 sq m
Basement	642 sq ft	59.6 sq m
Total:	1,246 sq ft	115.7 sq m

### Terms

The property is available by way of a new 10 year effectively FR&I lease outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### Rent

Rental offers in excess of £85,000 per annum exclusive of rates, insurance, service charge and VAT (if applicable).

### Use

The property benefits from Use A1 of the Town & Country Planning (Use Classes) Order 1987.

### Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£82,338
UBR (2017/18)	49.9
Rates Payable	£41,087

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

### Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### EPC

An EPC is available on request.

### Contact Us

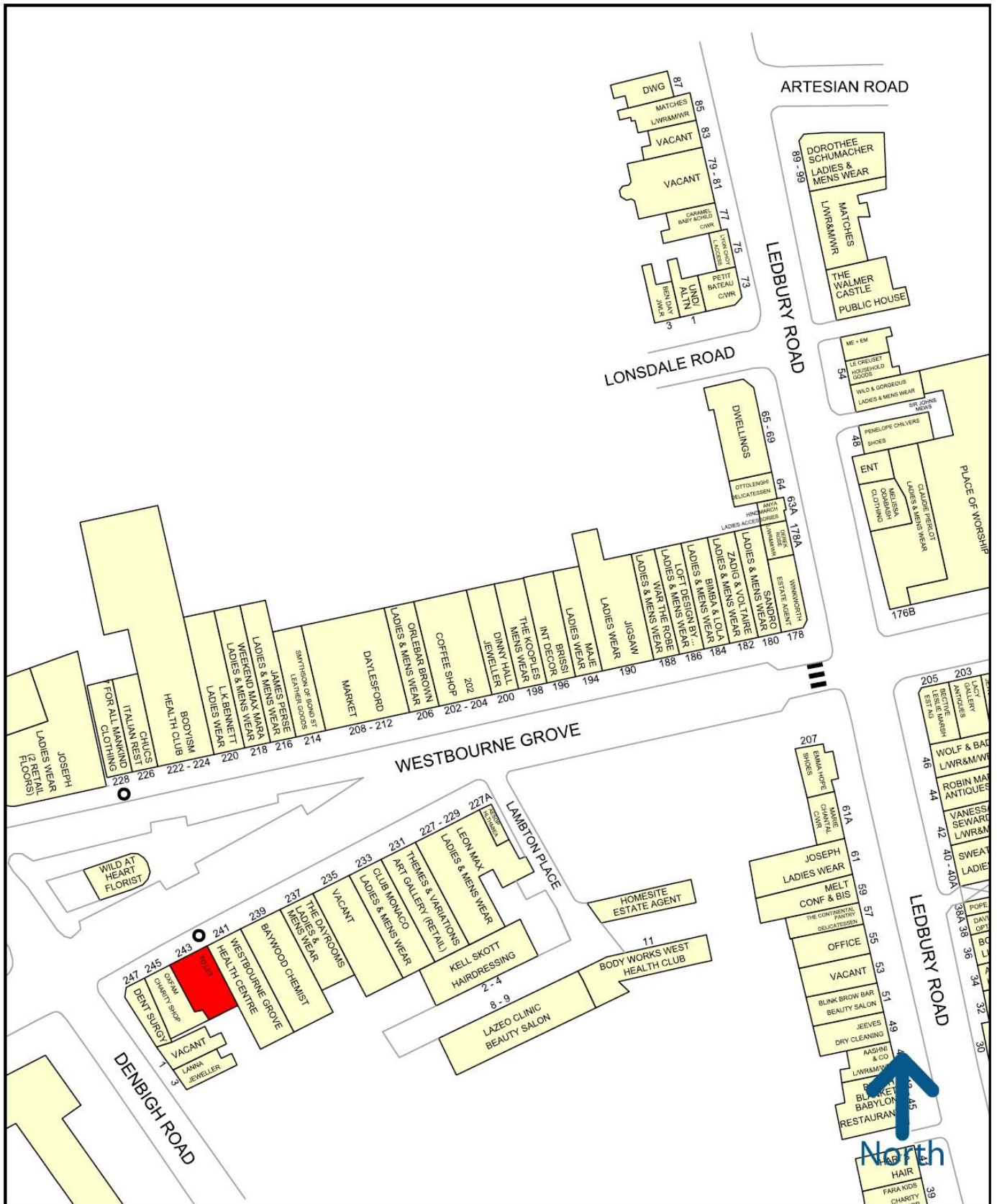
All appointments to view must be arranged via sole agents Colliers International, through:

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