





Unit 2109, **First Floor Westfield London**

- **Fully glazed frontage**
- **Close to Central Atrium**
- **Prime Boutique Store**

Prime lease for sale *Subject to Relocation*

Location

Located on the first floor of Westfield London, on the south western walkway, west of the central atrium. Nearby retailers include Victoria's Secret Pink, Uniqlo, Paperchase, Schuh and Topshop.

Description

The property is over a single level and has been internally fitted out in the Company's standard fit out style and benefits from a fully glazed frontage. The remote store is situated on the second floor via the internal service corridors.

Tenure

The property is available by way of an assignment of the existing lease expiring on 20th June 2021 contracted outside the landlord and tenant act 1954.

£200,000 per annum exclusive. There are no further rent reviews.

Accommodation

Approximate net internal areas:

Ground Floor 602 sq ft 55.93 sq m Remote Storage 250 sq ft 23.23 sq m

852 sq ft 79.16 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Service Charge

2019 estimate £10,836 per annum

Business Rates

Rateable Value £229,000 Rates Payable (19/20) £119,996

Interested parties should make their own enquiries with Hammersmith and Fulham (020 8748 3020).

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

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Harper Dennis Hobbs

Unit 2109 Westfield London



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