

RETAIL PROPERTY  
Westbourne Grove, Notting Hill

**New Lease Available - Class E Use**  
Adjacent to Pierre Marcolini & Cocotte



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**99 Westbourne Grove, Notting Hill, London W2 4UW**

Approx. 781 sq ft

## Location

Superbly positioned midway along Westbourne Grove in Notting Hill, between the junctions with Monmouth Road and Hereford Road.

The premises are within the same parade as Cocotte, Pierre Marcolini, 101 West, BEAM, Reformed Body, Little Greene Paint Company, and Franco Manca.

Trading opposite are Bens Greengrocers, Gustav Fouche Hair & Beauty, Lords and Sainsbury's Local.

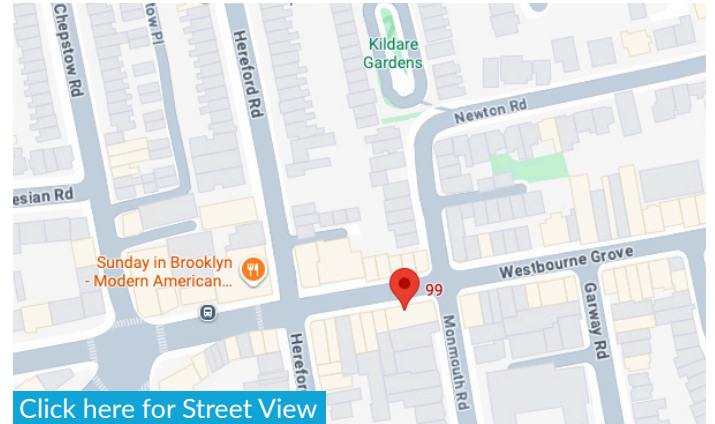
Nearby

**COCOTTE**

**PIERRE MARCOLINI**  
BRUSSELS

**BEAM**

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### Accommodation

Arranged over ground floor and basement, providing the following approximate areas.

Ground Floor	590 sq ft
Basement	190 sq ft
<b>Total Internal Area</b>	<b>781 sq ft</b> 72.58 sq m

### Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£44,500</b>
<b>Payable 2026/27</b>	<b>£16,999</b>

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

### Lease

New lease available for term to be agreed, at a guide rent of £69,500 per annum. Rent is exclusive of VAT, rates and all other outgoings.

**Subject to Vacant Possession.**

### Legal costs

Each party to be responsible for payment of their own costs.

### EPC

An Energy Performance Certificate is available upon request.



### Contact

All enquiries to joint-sole agents:

**Theo Benedyk** - [tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)  
020 7009 0486

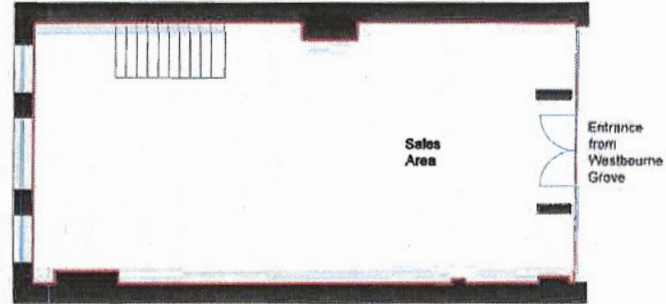
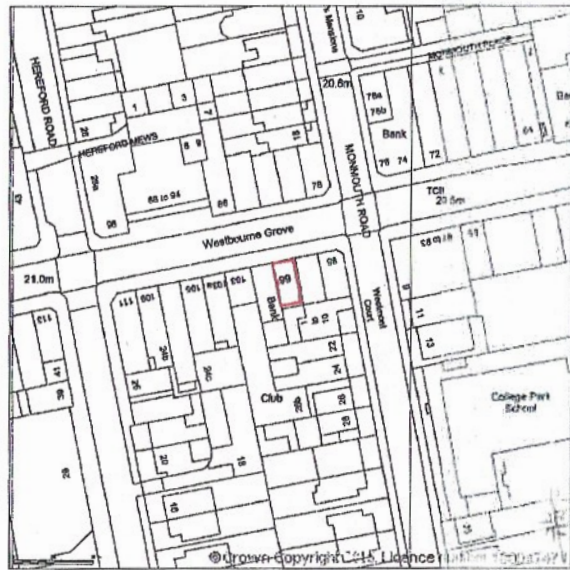
**Jamie Orme** - [jamie@om3retailprojects.com](mailto:jamie@om3retailprojects.com)  
07919 557 483



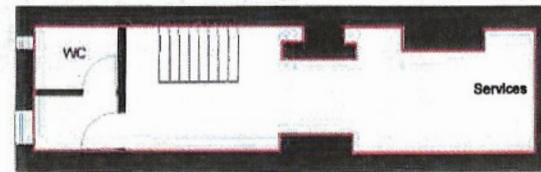
**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



## Location Plan



Ground Level



Lower Ground



### General Notes

1	REVISION	05/04/10
No.	Revised/Date	Date

#### Form Name and Address

sterlingtemple  
0201 4639225  
www.sterlingtemple.com

#### Project Name and Address

99 Westbourne Grove  
London  
W2 4LW

#### Project

1807/1124

Date

August 09th 2010

Scale

1:100 @ A3

#### Drawn

Lease Plan