



## 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 20<sup>th</sup> June 2021 contracted outside the landlord and tenant act 1954.

#### Rent

£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

**Total: 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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