

SHOP TO LET

W11 2RW

176B WESTBOURNE GROVE, LONDON



CORNER OF WESTBOURNE GROVE AND LEDBURY ROAD

UNIQUE STATEMENT BUILDING

LARGE RETURN FRONTAGE

LOCATION

The premises are located in a prime position on the corner of Westbourne Grove & Ledbury Road. This unique retail opportunity situated in a statement building which has the benefit of a large return frontage and high visibility onto Westbourne Grove and Ledbury Road. Nearby retailers include **Melissa Odabash, Ottolenghi, Jigsaw, Heidi Klein & Toast.**

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Internal Width	10.97 m	36 ft
Shop Depth	5.48 m	18 ft
Ground Floor Sales	47.28 sq m	509 sq ft
Basement Sales	26.19 sq m	282 sq ft
Basement Ancillary	18.58 sq m	200 sq ft

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

TIMING

Subject to vacant possession.

RENT

On Application.

BUSINESS RATES

Rateable Value £78,500

UBR (2019/20) 50.4p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 020 7641 6000.

ENERGY PERFORMANCE CERTIFICATE

A copy of the report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT

October 2018

For further information or to arrange a viewing, please contact:

Simon Morris
simon.morris@gcw.co.uk
020 7647 4802

Chris Harris
chris.harris@gcw.co.uk
020 7647 4823



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance SurveyMap with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.