



Unit 1151 Westfield London

- Split option available
- Prime corner unit
- High footfall

Prime lease for sale

(Subject to relocation)

Location

The property occupies a high visible corner location on the ground floor mall. The unit will be directly opposite Next, and close to Disney Store, WHSmith and Russell & Bromley. A major 700,000 sq ft extension to the scheme has recently been completed, which includes a full-line John Lewis store.

Description

The property comprises a prime retail unit with sales accommodation on ground floor.

Tenure

The property is available by way of a new lease for a term of 15 years, incorporating 5 yearly upward only rent review. Contracted outside the L&T Act 1954.

Accommodation

Approximate net internal areas:

Ground Floor 3,041 sq ft 282.52 sq m

Total: 3,041 sq ft 282.52 sq m

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

NB unit could be carved up to provide c1000 sq ft at ground floor. Please enquire for further details.

Rent

£599,500 per annum exclusive

VAT

All figures are quoted exclusive of VAT, if applicable.

Business Rates

Rateable Value	£865,000
Rates Payable (19/20)	£453,260

Interested parties should make their own enquiries with Hammersmith & Fulham Council (020 8753 6681).

EPC

An Energy Performance Certificate has been commissioned.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through joint agents:

Subject to contract

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