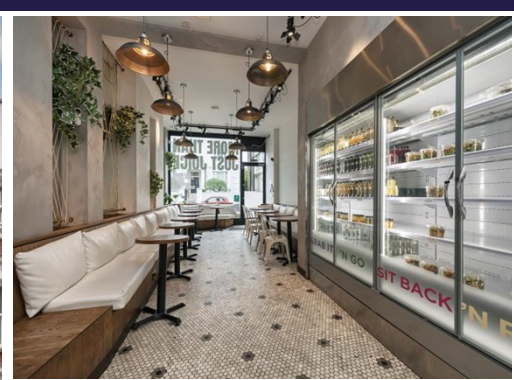




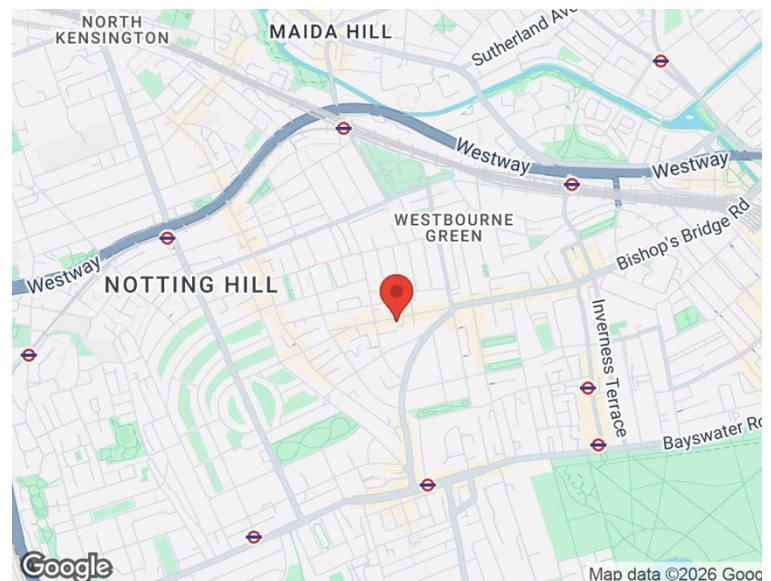
## 181 Westbourne Grove, London, W11 2SB

A GROUND FLOOR RETAIL & BASEMENT PREMISES IN AN ATTRACTIVE PARADE OF SHOPS ON WESTBOURNE GROVE NEAR LEDBURY ROAD

### TO LET

**Area: 1,170.00 FT<sup>2</sup> (108.70M<sup>2</sup>) Rent: £130,000 per annum, exclusive of VAT // Premium £80,000**

- Fully glazed frontage
- High ceilings
- Open plan retail / cafe area
- Semi open plan kitchen
- Dry storage area
- Customer W/C
- Private Office
- Staff breakout area & W/C





## 181 Westbourne Grove, London, W11 2SB

### LOCATION:

The premises are situated on the southerly side of Westbourne Grove in a parade of shops and uppers, in between the junctions with Westbourne Grove Mews and Ledbury Road. Other local businesses include, Sandro, Reformation, Jigsaw, Love Shack Fancy, James Perse, St. George's Clothing, Max Mara, Sessun, Ganni, With Nothing Underneath, Derek Rose, Wrap London, Aesop, Toast, American Vintage, Rails Le Creuset, How Matcha, Penelope Chilvers, Augustine Jewels, Melissa Odabash, London Ski Co, Maison SL, Flabelus, Baby Mori, Sweaty Beaty, Diny Hall Jewellery, Pippa Small Jewellery, Finley Opticians, Daylesford Organic, L'Eto, Ottolenghi, Juicebaby, Granger & Co, and Wild. Public transport is accessed via Notting Hill Gate (Central, District and Circle lines).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

A ground floor and basement retail premises (Use Class E), forming part of a 3 storey, mixed-use, Victorian terraced building. The fully glazed frontage leads to an open plan retail / restaurant area for approximately 32 covers, with high ceilings, pendent lighting and a tiled floor. To the rear is an open plan commercial kitchen, fitted with stainless steel units and a fresh air system. The basement is arranged with a dry storage area to the front of the unit, a customer W/C, private office, staff breakout area & kitchenette and staff W/C to the mid and rear section. The premises also benefits from air conditioning to the ground floor and private office, an EAAOM pressure system, CCTV, smoke alarm and 2 phase power.

### FLOOR AREA:

| FLOOR        | AREA FT <sup>2</sup>          | AREA M <sup>2</sup>        |
|--------------|-------------------------------|----------------------------|
| Ground Floor | 611.00                        | 56.76                      |
| Basement     | 559.00                        | 51.93                      |
| <b>TOTAL</b> | <b>1,170.00FT<sup>2</sup></b> | <b>108.70M<sup>2</sup></b> |

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

To take assignment of the current FRI Lease (available on application), or to take a new FRI Lease subject to negotiation with the Landlord.

**RENT:** £130,000.00

**SERVICE CHARGE:** TBC

### RATES:

Rateable Value: £63,000 per annum  
Rates Payable: £30,240 per annum

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** Not elected for VAT.

**EPC:** Available upon request.

### CONTACT:

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