





Location

The property occupies a highly visible corner location on the ground floor mall of Westfield London Shopping Centre, directly opposite **Next**, and close to **Disney Store**, **W H Smith** & **Russell & Bromley**. A major 700,000 sq ft extension to the scheme has recently been completed, which includes a full-line **John Lewis** Department store.

Accommodation

The premises are arranged over a single level, in an extremely prominent position with extensive window frontages to both malls. The key dimensions and areas are as follows:

 Width 45 ft 6 ins

 Depth 71 ft 10 ins

 Ground Floor 3,041 sq ft

13.87 metres s 21.90 metres t 282.52 sq metres

Lease

The premises are held on a 15 year lease from 1^{st} July 2008 at a current rent passing of £599,500 per annum, subject to review effective July 2018.

Incentives

Incentives are available subject to status.

WESTFIELD LONDON

UNIT 1151 GROUND FLOOR

PRIME SHOP LEASE FOR DISPOSAL (Staff Unaware)

Prominent Corner Location

Rates

We have been verbally informed that the premises are assessed for rates as follows:

Rateable Value -	£865,000 (under appeal)
UBR 2018/19 -	51.3p (inc Crossrail supplement)
Rates Payable -	£443,745 (provisional)

Interested parties are advised to verify the above with Hammersmith & Fulham Council – Tel: 020 8753 6681.

Service Charge

The service charge payable for 2018 is approx £58,750.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

Available on request.

Viewing

Staff are unaware of the impending disposal and so viewing is strictly by arrangement with Robert Pratt of RPC Tel: 020 7060 6700, Email: <u>rp@rpclondon.com</u>



Important Notice: RPC, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or otherwise. Rents quoted in these particulars may be subject to VAT in addition.