

SHOP DETAILS



WESTFIELD LONDON

**UNIT 1151
GROUND FLOOR**

**PRIME SHOP
LEASE FOR DISPOSAL
(Staff Unaware)**

Prominent Corner Location

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	13.87 metres
Depth -	71 ft 10 ins	21.90 metres
Ground Floor -	3,041 sq ft	282.52 sq metres

Lease

The premises are held on a 15 year lease from 1st 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.

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: rp@rpclondon.com

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**RPC, 42 Brook Street
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www.rpclondon.com