





Unit 2115 First Floor Westfield London

- **Extensive Frontage**
- **High Footfall**
- 1,060 sq ft Ground Floor

Prime lease for sale

(Subject to relocation)

Location

Situated in a prime location on the upper floor in Westfield London, adjacent to Itsu with other nearby occupiers include Schuh, Boux Avenue, Oasis, Debenhams and Uniqlo.

Description

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

Tenure

The property is available by way of an assignment of the existing lease expiring on 14th July 2023. The lease is contracted outside the Landlord and Tenant Act 1954.

Rent

£310,000 per annum exclusive. There is an outstanding rent review from 2018.

Accommodation

Approximate net internal areas:

Ground Floor 1,060 sq ft 98.48 sq m

Total: 1,060 sq ft 98.48 sq m

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

Incentives

Incentives available subject to covenant strength.

Business Rates

Rateable Value £360,000 Rates Payable £188,640 (19/20)

Interested parties should make their own enquiries with Hammersmith & Fulham Council (020 8748 3020).

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

Subject to contract

Amanda O'Flaherty

amandaoflaherty@hdh.co.uk

020 7462 9131 07824 143 468

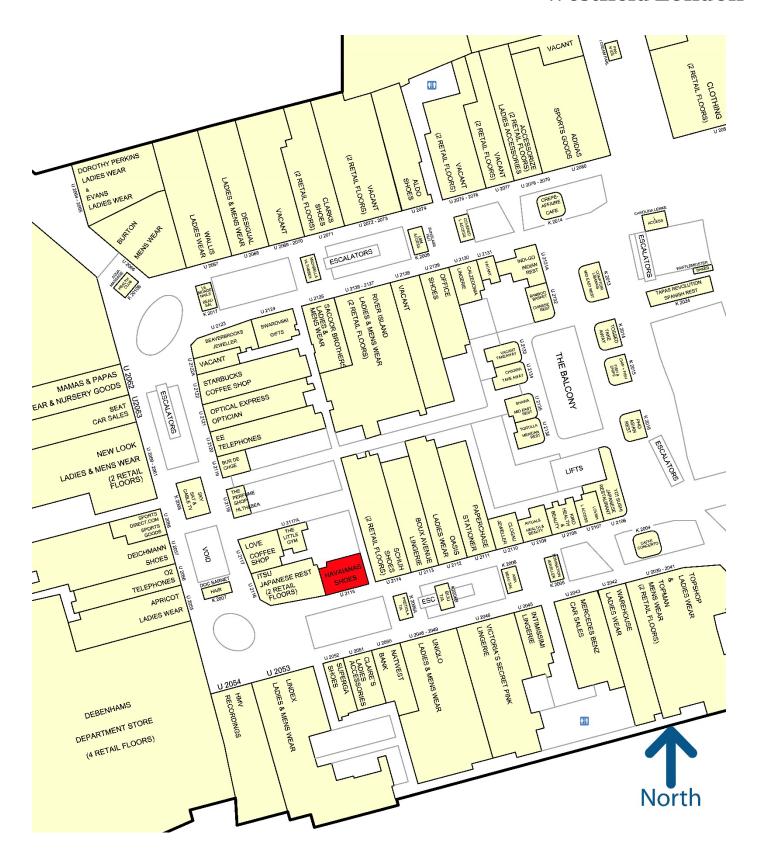
Hannah Mahoney-Griston

Hannahmahoney-griston@hdh.co.uk

020 7462 9134 07557 283 273

Harper Dennis Hobbs

Unit 2115 First Floor Westfield London



HARPER DENNIS HOBBS LIMITED (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

- 1. These properties are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
- 2. Harper Dennis Hobbs Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of factor representations and must satisfy themselves as to their accuracy;
- 3. No person in the employment of Harper Dennis Hobbs Limited has the authority to make or give any representation or warranty whatever in relation to this property; Harper Dennis Hobbs Limited will not be liable in negligence or otherwise for any loss arising from the use of these particulars.