



64 Westbourne Grove, Notting Hill, London W2 5SH

Location

The premises are located on Westbourne Grove, nearby to Notting Hill Gate Station, Portobello Road and Whiteleys Shopping Centre on Queensway, which is undergoing significant redevelopment and regeneration. The area is a highly sought after location for hospitality and retail operators and benefits from an affluent residential catchment. Local operators include Granger & Co, Sundays in Brooklyn, Beam, Tab X Tab, The Princess Royal, The Acai Girls and numerous other independent and corporate operators.

For an understanding of the location please review [Google Street View](#).

Description

The premises occupy an attractive double fronted unit and are arranged over ground floor and basement. The premises previously traded as a hairdresser and would be suitable for retail, restaurant, leisure or office use.

The gross internal areas are:

Ground Floor	1,395 sq ft	130 sq m
Basement	1,598 sq ft	148 sq m
Total	2,993 sq ft	278 sq m

Term

The premises are available by way of new lease for a term to be agreed.

Rent

Rental offers in excess of £90,000 per annum exclusive.

Planning

The premises benefit from E Class Use.

Business Rates

The current rateable value of the premises is £56,500 (April 2023 to present).

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: dcl.co.uk

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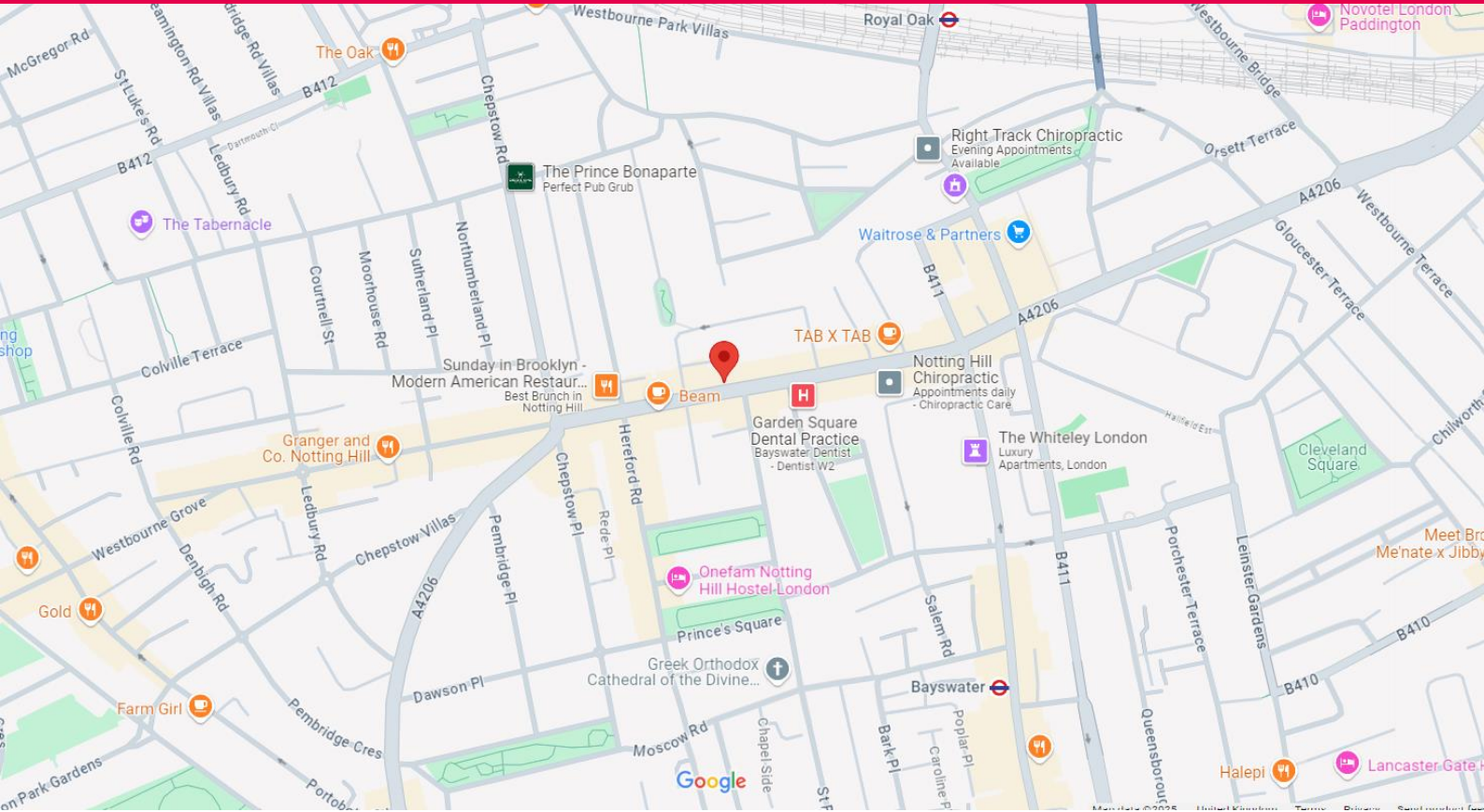
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