



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

RETAIL UNIT TO LET
71 WESTBOURNE GROVE
London, W2 4UJ
1,053 ft²
RETAIL SPACE AVAILABLE IMMEDIATELY

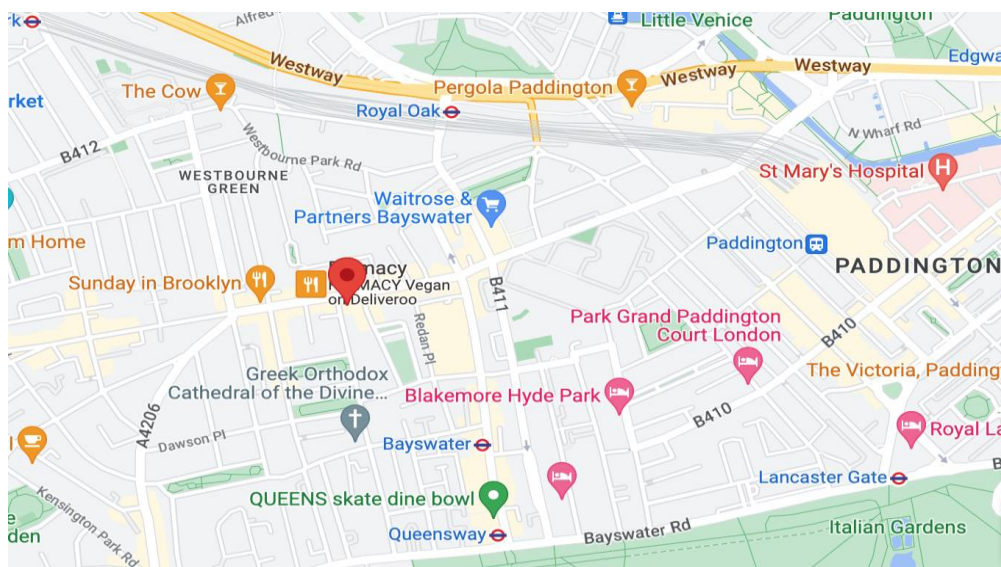


HIGHLIGHTS

- Located in the fashionable, buzzing Westbourne Grove in the heart of one of London's shopping thoroughfares.
- Generously sized unit with excellent potential.
- New Whiteleys re-development is within close proximity.

LOCATION

The Property is situated mid-terrace on the southern side of Westbourne Grove, between the junctions of Garway Road and Kensington Gardens Square. The famous Westbourne Grove area is the buzzing commercial centre of Notting Hill and is conveniently located within easy walking distance of Bayswater (Circle and District lines) which is approximately 650 metres due south. Queensway (Central line) and Paddington stations are both within 1,000 metres. Numerous bus routes run along Westbourne Grove.



The Westbourne Grove area is thriving and home to the highest quality of bars and restaurants, cafes, delicatessens, including, Farmacy, Oree, Prezzemolo & Vitale, Juice baby, Granger, Planet Organic, Joe & The Juice, and The Hayden.

DESCRIPTION

The Property is arranged over ground floor open plan with basement. The unit provides for ground floor sales accommodation behind a fully glazed facade, together with storage, WC facilities and a kitchenette in the basement.

The sales area benefits from a floor to ceiling height of 3.50 metres.

Floor (NIA)	M ²	Ft ²	Quoting Rent
Ground Floor	64.56	696	£69,500 per annum
Basement	33.17	357	
Total	97.73	1,053	

The Property was most recently trading as a hardware shop and would be suited to a variety of other businesses.



LEASE

To be let by way of new lease direct from the Landlord

Planning Use	EPC	2017 RV	Service Charge & Insurance	VAT
Class E	E (Expires 31 st July 2031)	£31,500	Approximately £5.00 per ft ²	Not Elected

For more information or to arrange a viewing, please contact:

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