



79 Westbourne Park Road

Notting Hill, W2 5QH

**Outstanding retail
showroom located in
Notting Hill.**

800 sq ft
(74.32 sq m)

- Striking retail frontage
- Generous showroom space
- Superbly appointed within
- Dual aspect with rear patio
- Use Class E

79 Westbourne Park Road, Notting Hill, London, W2 5QH

Summary

| | |
|-----------------------|---|
| Available Size | 800 sq ft |
| Rent | £37,500 per annum |
| Rates Payable | £6,612.54 per sq ft Until 1st April 2022 |
| EPC Rating | D (99) |

Description

Retail premises to let situated on the eastern end of the Westbourne Park Road. The property is within close walking distance to the Ledbury Road, populated by fashionable shops and restaurants including Ottolenghi's, Sweaty Betty, and Bora. Being only a few minutes' walk from the Westbourne Grove – Ledbury Road intersection, therefore heavily benefiting from anchor tenants in the area. The property has been carefully refurbished inside to provide a fresh and modern feeling while retaining the charming period aesthetic.

Location

The property is 0.25 miles from Royal Oak overground station providing exceptional access to Paddington Station – giving good access to the Western Home counties & Heathrow airport.

Terms

RENT: £37,500 per annum (exclusive)

TENURE: Leasehold

RATES PAYABLE: Until 1st April 2022 - £6,612.54 p.a 66%
1st April 2022 - 31st March 2023 - £5,510 p.a 50%

RETAIL PREMISES: (USE CLASS E): c.800 sq ft (74.32 sq m)

LOCAL AUTHORITY: City of Westminster.

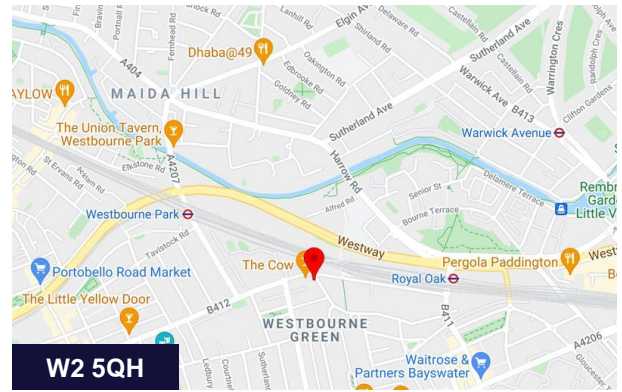
VAT: N/A

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: A new FRI Lease granted outside the Landlord & Tenant Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial Adam Stackhouse and Tom Lewin.



Viewing & Further Information



Adam Stackhouse

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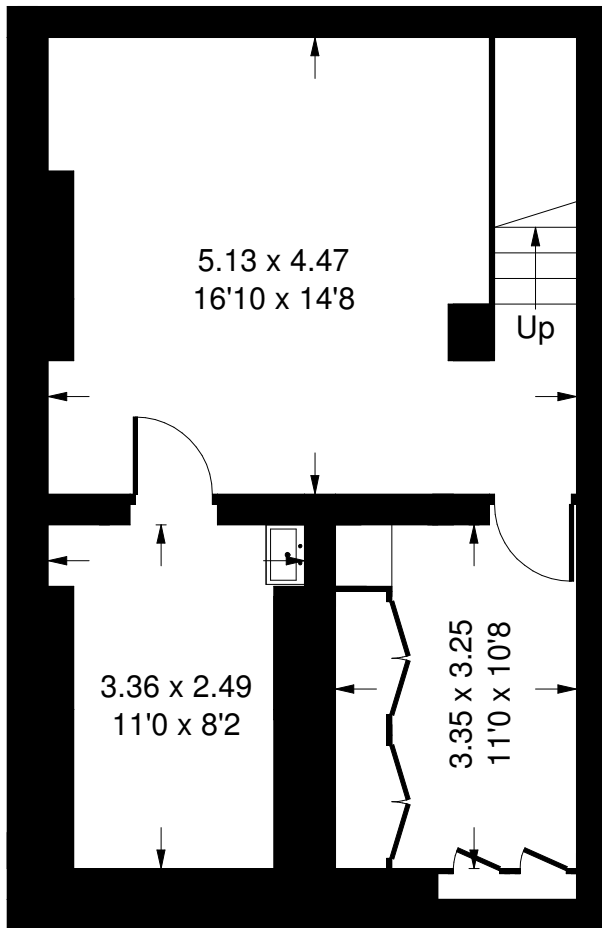
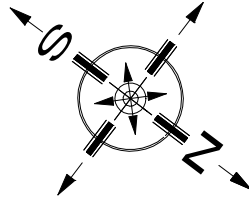
Tom Lewin

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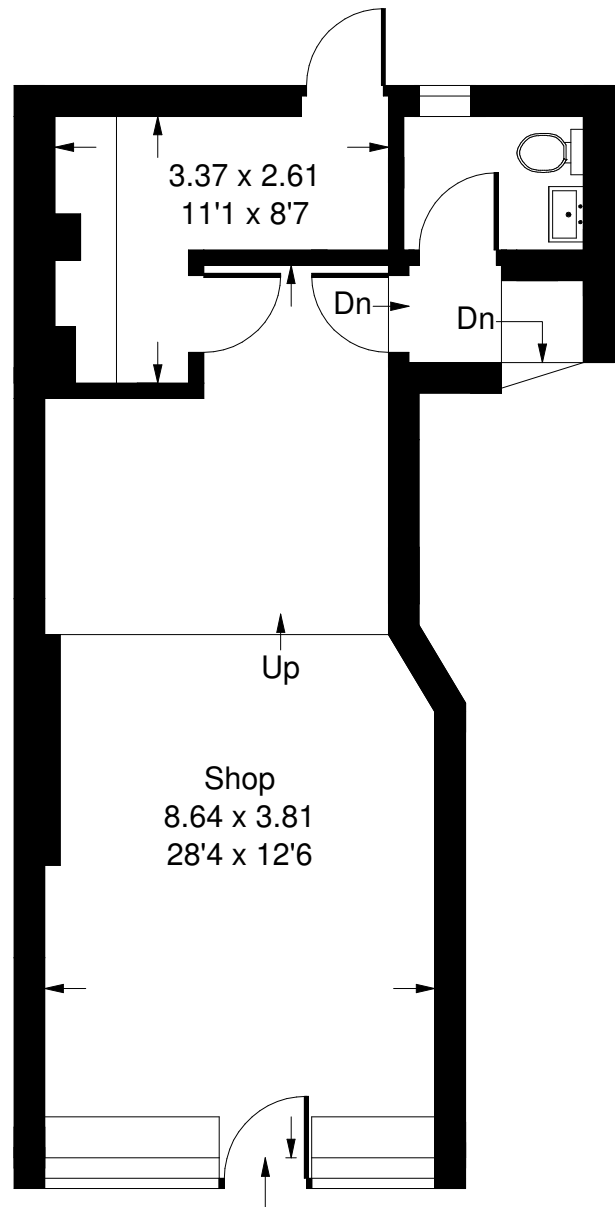
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Westbourne Park Road, W2

Approx. Gross Internal Area
Ground Floor = 40.6 sq m / 437 sq ft
Lower Ground Floor = 41.4 sq m / 446 sq ft
Total = 82 sq m / 883 sq ft



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.