

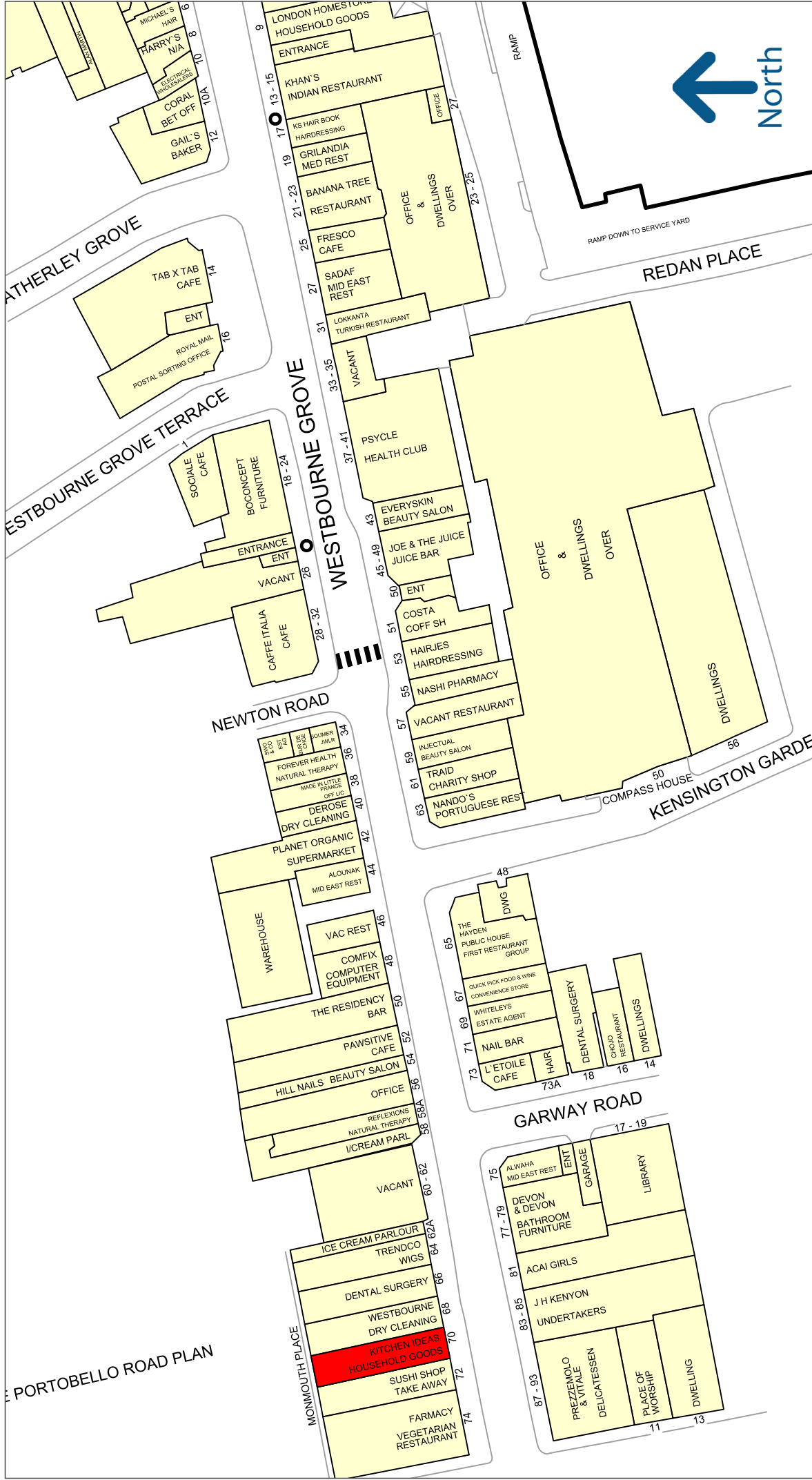
New lease - Class E use - 1,117 sq ft sales area
70 Westbourne Grove,
London, W2 5SH



- LOCATION:** The subject property is located on the northern side of Westbourne Grove, close to its junction with Monmouth Road. The unit is a short walk from Bayswater tube station and the £1bn Whiteleys development. Nearby occupiers include **Prezzemole & Vitale, Cocotte, Bens** and **Lord's Grocery**.
- TERMS:** A new effectively full repairing and insuring lease for a term to be agreed.
- RENT:** **On application.**
- ACCOMMODATION:** The unit is arranged over ground floor and basement, comprising the following approximate net internal floor areas:
- | | | |
|--------------------------|-------------|--------------|
| Ground Floor: | 1,117 sq ft | (103.8 sq m) |
| Basement Storage: | 1,438 sq ft | (133.6 sq m) |
- USE:** The property benefits Class E use - offering flexibility between multiple uses including retail, restaurant, professional services, office, gym & light industrial.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- EPC:** Available on request.
- RATES:** Rateable Value: £57,000 Rates Payable: £29,184
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