

**Charming Ground Floor Lock-up Shop
With Attractive Rear Terrace
To Let
354 sq. ft/32.9 sq. m**



**302 Westbourne Grove
London W11**

Location

The property is situated on the northern side of Westbourne Grove, a short distance west of its junction with Portobello Road. There are many high-quality shops nearby and the area benefits hugely from the considerable amount of tourists and visitors to Portobello Road each year.

Description

The property comprises a ground floor, lock-up shop with an attractive rear terrace/veranda with double doors which can be opened to provide additional ventilation through the shop as well as a very pleasant external seating area. There is also substantial storage space below the front retail area.

Accommodation

Ground Floor Shop retail sales area

354 sq. ft approx.

Amenities Include:

- Attractive frontage
- Wooden floor with storage area beneath (restricted height)
- French doors to rear veranda

- Electric heaters
- WC

Tenure

Leasehold

Lease Terms

A new lease for a term of 6 years subject to a rent review and break clause at the end of the third year with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt.2

Rent

£42,500 per annum exclusive

Rateable Value

£45,250 (RBKC)

Rates Payable

£23,168

EPC

Available on request

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with **Roger Painter & Co on 0207 368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.

