Showroom Opportunity - Adjacent to Farrow & Ball

Fronting the busy Westbourne Grove and Chepstow Road junction

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20 Chepstow Corner, Pembridge Villas, Notting Hill W2 4XE
Approx. 1,574 sq ft

Location

The premises are prominently-located in the heart of Notting Hill, a few doors from the busy junction of Westbourne Grove, Chepstow Road, Chepstow Place, and Pembridge Villas.
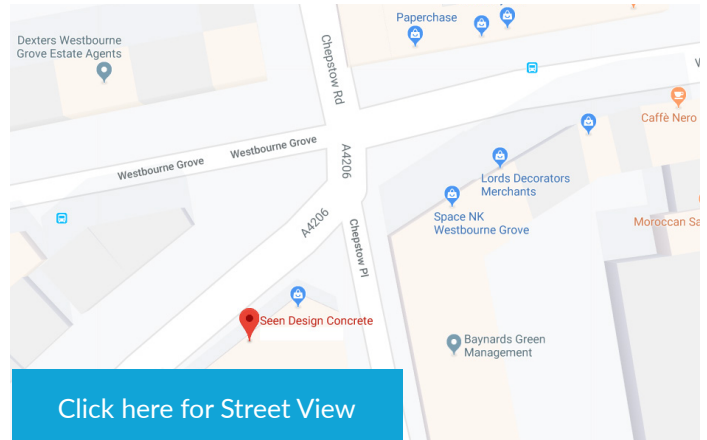
Farrow & Ball is adjacent, with other occupiers in the immediate vicinity including Space NK, Maddox Gallery, Co-Op Westbourne Grove, Paperchase, Lord's at Home and Westbourne Grove Dental, to name but a few.

Nearby   F&B FARROW & BALL DORSET ENGLAND   SPACE NK APOTHECARY LONDON   M | MADDOX GALLERY

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Click here for Street View

Accommodation

The premises are arranged over ground and basement, providing the following approx. areas:

Ground Floor	700 sq ft
Basement Sales	874 sq ft
Total Net Internal Area	**1,574 sq ft** 146.28 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	**£40,750**
Payable 2023/24	**£20,335**

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Lease

An assignment of the lease, due to expire 28 Sept 2024, at a passing rent of £55,000 pax. The lease is understood to be held inside The Landlord & Tenant Act 1954.

A new lease may be available, details on request.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Premium

A premium of £45,000, subject to contract, is sought for the benefit of the leasehold interest.

Contact

For further information please contact:

Theo Benedyk
DD: 020 7009 0486
tb@lewiscraig.co.uk

Richard Grossman
DD: 020 7009 0482
rg@lewiscraig.co.uk

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.