

38 Westbourne Grove

LONDON W2

To Let
Self-Contained Retail Premises

Suitable for retail, medical,
leisure etc.

RIB

ROBERT IRVING BURNS

Dry Cleaners

Tel. 020 7229 5624

Nº 38

FOREVER HEALTH

Acupuncture • Massage • Herbs

TRADITIONAL
**CHINESE
MEDICINE**
傳統中醫
020 7702 8626

DESCRIPTION

The premises are arranged over the ground floor and benefit from a prominent full-height glass frontage, providing excellent visibility and natural light. The unit was previously occupied as a french wine and food shop and is presented in good condition throughout. It is fitted with a WC, rear staff facility, comfort cooling (not tested), pendant lighting and attractive timber flooring.



FINANCES

TOTAL SIZE (SQ.FT.)	654
QUOTING RENT (P.A.)	£45,000
ESTIMATED RATES PAYABLE (P.A.)	£18,837
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£63,837

AMENITIES

- FULL-HEIGHT GLASS FRONTAGE
- EXCELLENT VISIBILITY
- NATURAL LIGHT
- WC
- REAR STAFF FACILITY
- COMFORT COOLING (NOT TESTED)
- PENDANT LIGHTING
- ATTRACTIVE TIMBER FLOORING
- INTERNAL ROLLER SHUTTER



W2

Known for its cosmopolitan character, elegant white stucco terraces, and proximity to Hyde Park and Kensington Gardens.

The property is prominently located on the southern side of Westbourne Grove, close to Chepstow Road, in the heart of Notting Hill — one of London's most desirable retail and lifestyle destinations. The area is home to a mix of premium fashion, boutique retail and acclaimed restaurants, with nearby occupiers including Granger & Co., Reformation, Sézane, Daylesford Organic and Jigsaw. Excellent transport links are provided by Notting Hill Gate and Bayswater Underground stations, both within a short walking distance.



Further information

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

