



79 Westbourne Park Road

Notting Hill, London, W2 5QH

TO LET: Sumptuously Fitted Cosmetic Clinic in Notting Hill.

954 sq ft
(88.63 sq m)

- Prime West London Location
- 5 Independent Treatment Rooms
- Prominent Road Frontage.
- Private Kitchen & Small Garden
- Characterful Period Parade.
- Affluent client catchment area

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

Summary

Available Size	954 sq ft
Rent	£39,500 per annum
Business Rates	Upon Enquiry
EPC Rating	B (50)

Description

A high spec cosmetic/medical clinic to let situated on the eastern end of the Westbourne Park Road. The property is set within a boho parade of shops and restaurants including well known London favourites: Cépage[s], The Westbourne, The Cow and Caractère. The property has been extensively and carefully refurbished to ensure the highest quality fit out. This Class E unit is perfect for a private or franchised medical operator looking to capitalise on a strong local clientele.

Location

The property is 0.25 miles from Royal Oak overground station providing exceptional access to Paddington Station – giving brilliant access to the Western Home counties & Heathrow airport. The Commercial unit is located just a short walk from Ledbury road, populated by fashionable shops and restaurants including Ottolenghi’s, Sweaty Betty, and Bora, allowing the property to heavily benefit from anchor tenants in the area.

Terms

RENT: £39,500 per annum (exclusive)

TENURE: Leasehold

RATES PAYABLE: Rateable Value: £21,750 Rates Payable: £9,396 (Please note these calculations are approximate and we strongly encourage you to check with the local authority to confirm this).

PREMISES: (USE CLASS E): c.954 sq ft

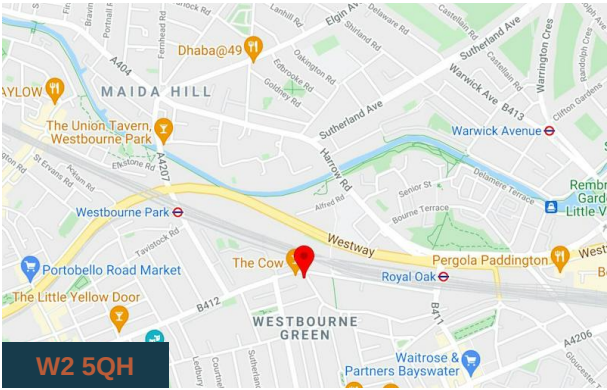
LOCAL AUTHORITY: City of Westminster.

VAT: N/A

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

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

VIEWINGS: Strictly by appointment with Sole Agents, Meridian CP, Adam Stackhouse and Alex Ogilvie.



Viewing & Further Information



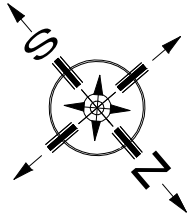
Alex Ogilvie
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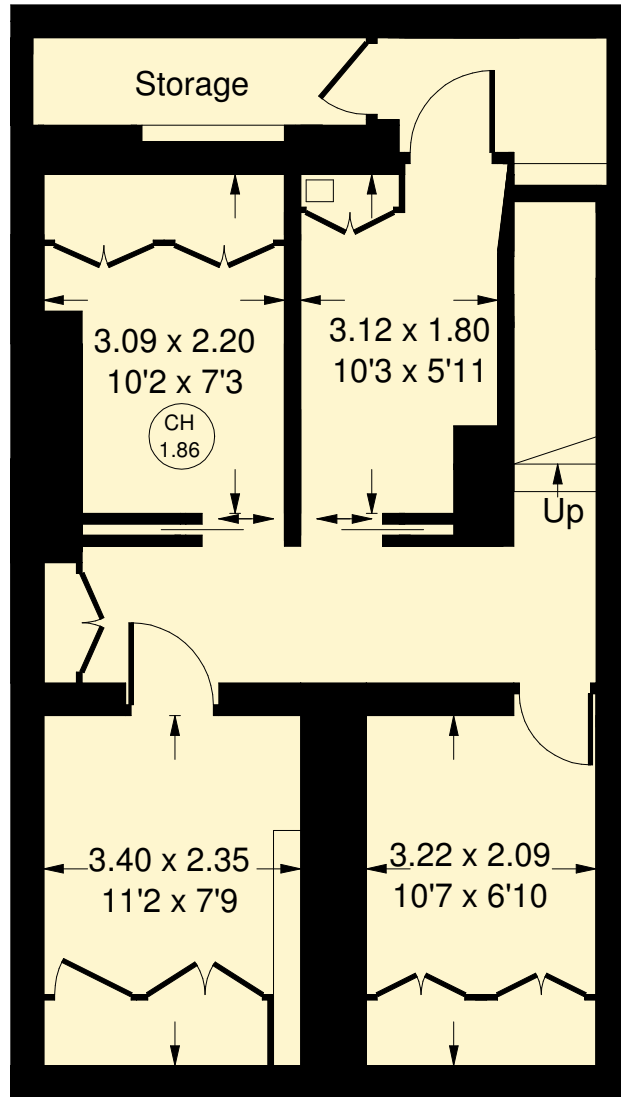
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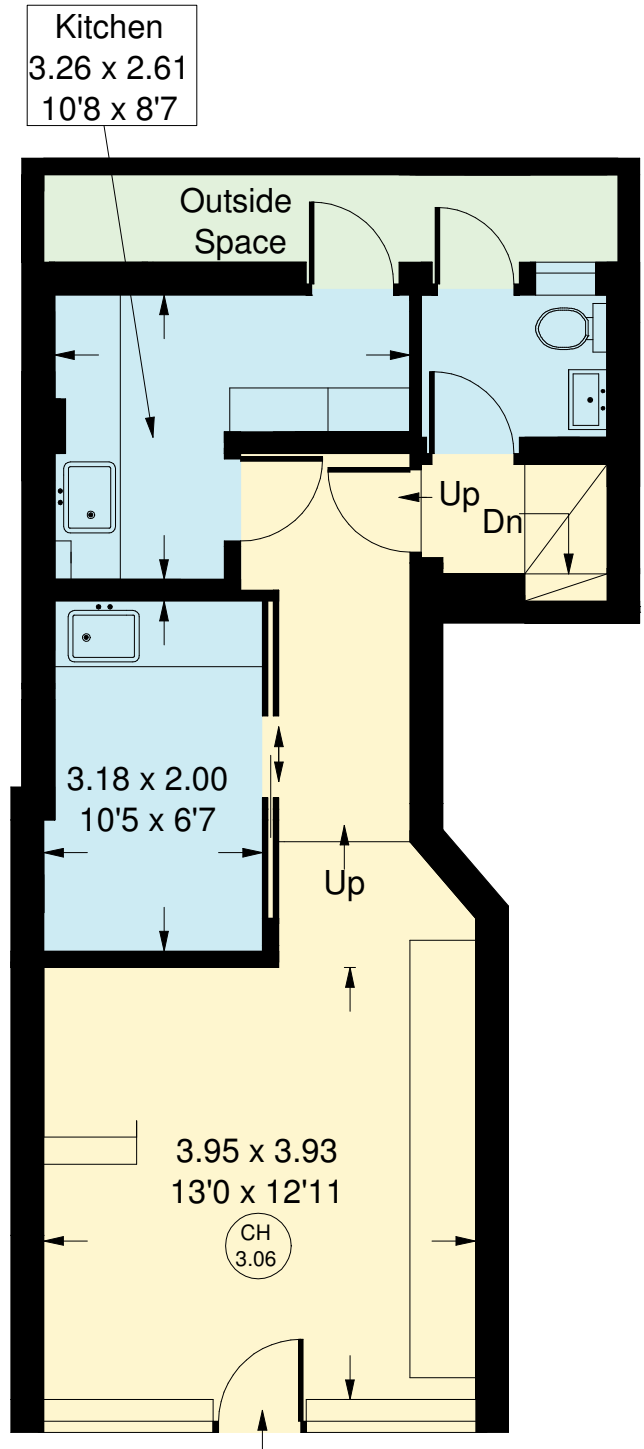
Westbourne Park Road, W11



Approx Gross Internal Area
88.6 sq m / 954 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.