



57 Westbourne Grove

London, W2 4UH

80 Cover Restaurant on Westbourne Grove with 1am Licence.

3,180 sq ft
(295.43 sq m)

- Very Good Footfall Location
- 1am Alcohol & Music Licence
- 80 Cover Capacity
- Full Kitchen Extraction
- 2 Food Lifts
- New Lease Available

57 Westbourne Grove, London, W2 4UH

Summary

Available Size	3,180 sq ft
Rent	£95,000 per annum
EPC Rating	Upon enquiry

Description

The ground floor seats approximately 40 covers and with a serving counter to the front of the premises. Two service lifts are positioned to the mid-section of the space with ladies and gents W/C's to the rear. The split-level 1st floor is arranged as an open plan restaurant area to accommodate an additional 40 covers. A part floor mezzanine level is positioned to the rear of the premises and overlooks the 1st floor dining area, providing a 'prayer' room. The basement is fitted with a kitchen with full extraction benefiting from a walk in freezer, walk in chiller, and toilets.

Location

The premises is situated on Westbourne Grove in between the junctions with Kensington Garden Square and Newton Road in a parade of high street shops. Other local operators include, Planet Organic, Sainsbury's Local, Franco Manca, Joe & The Juice, Banana Tree, Gails Bakery, Costa Coffee and Caffe Nero.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	950	88.26
Basement	1,050	97.55
Mezzanine	230	21.37
1st	950	88.26
Total	3,180	295.44

Tenure

A new FRI lease to be granted for a term to be agreed with periodic upward only rent reviews.

Asking Rent

£95,000 per annum exclusive.

VAT

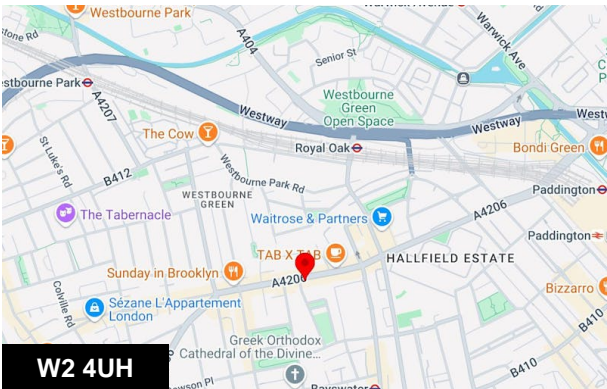
VAT may be applicable to the rent and other figures quoted.

Planning/Licencing

The premises benefit from E Class planning use and a premises licence to serve alcohol with table meals with the following hours: Monday to Saturday: 10:00 to 00:00 (Ground Floor) - Monday to Saturday: 10:00 to 01:00 (First Floor and Mezzanine)- Sunday: 12:00 to 23:30 (Whole Premises)

Holding Deposit

A holding deposit will be required to secure the property.



Viewing & Further Information



Salvatore Di Natale

07989 471288

salvatore@cdgleisure.com