



RESTAURANT PROPERTY

Westbourne Grove/Notting Hill A3 Opportunity

Adjacent to BananaTree

Approx 1,262 sq ft

Lease Available

19 Westbourne Grove, Notting Hill, London W2 4UA

**LOCATION**

The premises occupy a desirable position along Westbourne Grove, close to the junction with Queensway. BananaTree sits immediately adjacent, with the famous Khan's restaurant one door removed. Other notable occupiers in the immediate vicinity include Tiger, Coral, Spirited Wines, Fresco juices, Sadaf Persian cuisine, Lokkanta Mezze & BBQ, and BoConcept.

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ACCOMMODATION

The premises are arranged over ground floor and basement, providing the following approximate areas:

Ground Floor	649 sq ft
Basement	613 sq ft
Total Area	1,262 sq ft
	<i>117.29 sq m</i>

LEASE

Assignment of lease, expiring March 2018 at a current rental of £55,000 pax. The lease is held inside the Landlord & Tenant Act 1954.

PREMIUM

£175,000, for the benefit of the leasehold interest, fixtures and fittings.

RATES

We understand that the property is assessed as follows.

Rateable Value	£30,000
Payable 2016/17	£14,910
April 2017 Rateable Value	£35,750

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

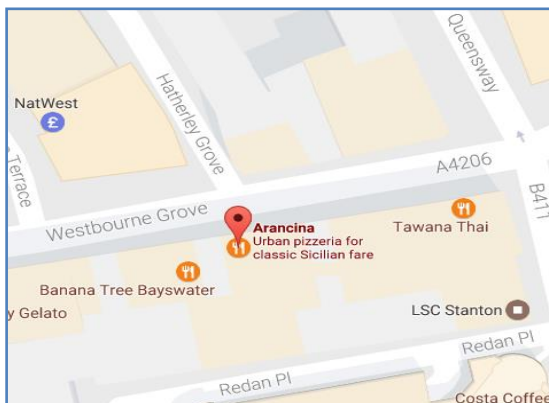
CONTACT

For further information or to arrange a **strictly confidential** viewing contact:

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