



KnightFrank.com

228 Westbourne Grove London

New Lease

Location

The premises occupy a prominent location on Westbourne Grove adjacent to Joseph and Tom's Delicatessen, other retailers in the block include LK Bennett, Daylesford Organic with retailers including Agnes B and Comptoir des Cotonniers opposite.

Accommodation

The shop is arranged on ground and basement levels providing the following approximate dimensions and net internal areas:

Gross Frontage	4.93 m	16 ft 2 in
Net Frontage	3.79 m	12 ft 5 in
Net Internal Area	3.71 m	12 ft 2 in
Shop Depth	25.71 m	84 ft 4 in
Ground Floor Sales	91.23 sq m	982 sq ft
Basement Sales	85.19 sq m	917 sq ft
Basement Ancillary	8.18 sq m	88 sq ft

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent review provisions.

Rent

Rent on application.

Business Rates

We are advised by the Local Rating Authority that the premises have been assessed for rating purposes as follows:



Rateable Value	£119,000
UBR 2008/2009	46.2 p
Rates Payable	£54,978

Interested parties are advised to verify these figures via the Local Rating Authority.

Legal Costs

Each party to bear their own legal costs incurred in connection with this transaction.

Viewing

Strictly by prior appointment via the sole letting agents Knight Frank LLP.

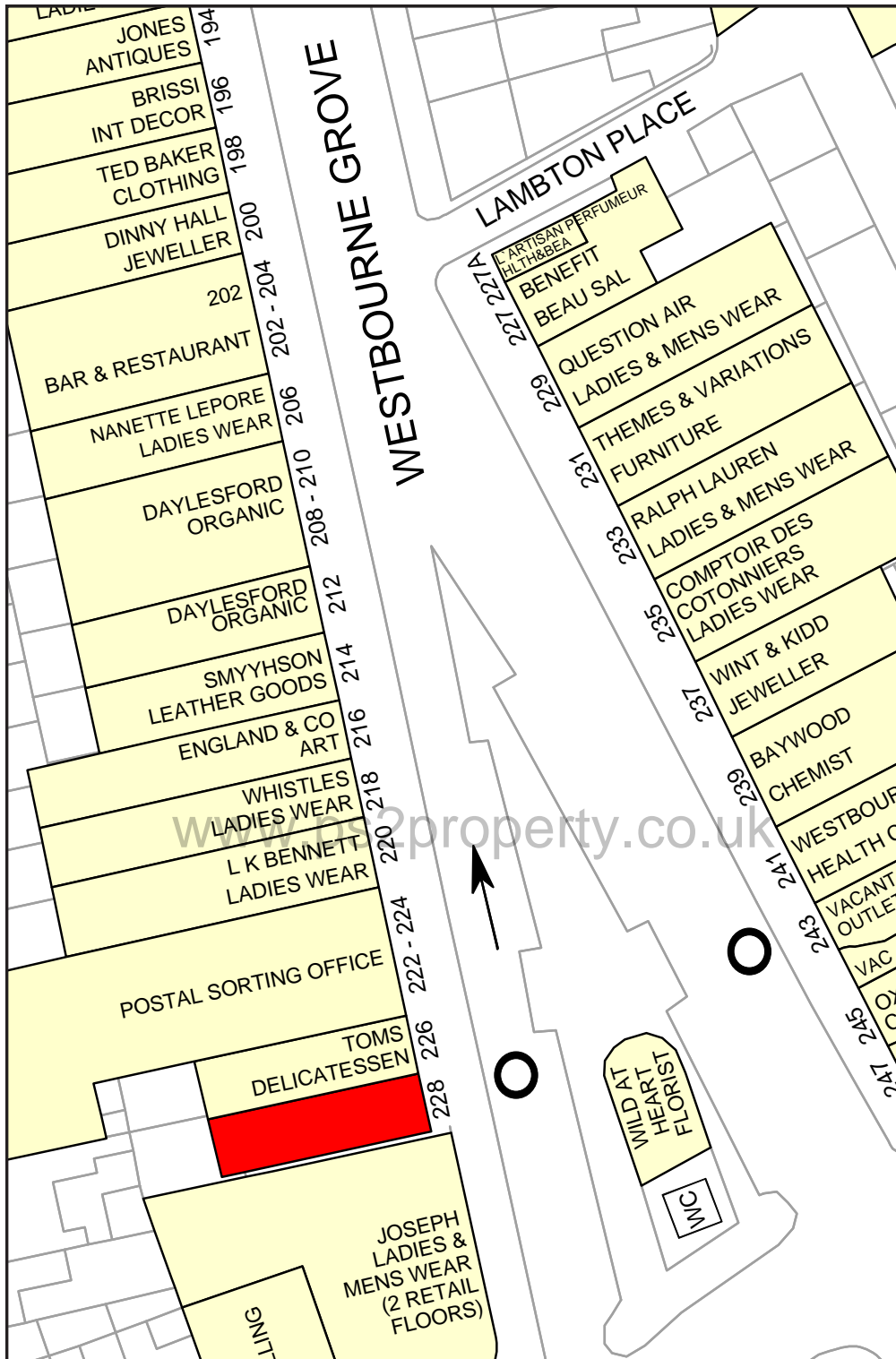
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Details & Photo Dated January 2009