

To Let - Whiteleys Shopping Centre

Incentives Available

Prominent Ground and First Floor Opportunities Available

16 & 116 Whiteleys
shopping Centre
London
W2



Contact

For further information or to arrange an appointment please speak to:

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- Ground and first floor units available.
- Possible split subject to Landlord's consent.
- From circa 1100 sq. ft to 4,800 sq. ft.
- Close to Bayswater entrance to scheme.
- Close to H&M, Zara, Hawes & Curtis & Ernest Jones.

LOCATION

Whiteleys Shopping Centre is located within one of West London's most affluent suburbs, being close to both Bayswater tube station on the District and Circle line and Queensway on the Central line. The subject units are currently occupied by Muji and are located on the ground and first floor, to the western end of the shopping centre owners have recently made significant investments in Whiteley and have rearranged the accommodation to provide a large food hall, trading as Food Inc on the ground floor premises providing an upmarket deli style food offer.

Other nearby retailers include Zara, H&M, Ernest Jones, Boots, Marks and Spencer, HMV, Body Shop and Hawes and Curtis.

DESCRIPTION

The units are located on ground floor and first floor with unit 016 directly below unit 116. The units are not currently joined and trade as separate entities. The units offer the following approximate net internal areas and dimensions:-

Unit 016 (ground floor)

Gross frontage	9.16 m	(30 sq. ft)
Shop depth	11.16 m	(36 sq. ft 7 in)
Ground floor sales	99.16 sq m	(1,067 sq. ft)
Basement remote storage	46.26 sq m	(498 sq. ft.)

Total 145.42 sq m (1,565 sq. ft)

Unit 116 (first floor)

Gross frontage	22.5 m	(73 ft 9in)
Gross return frontage	6.68 m	(21 ft 11 in)
Ground floor sales and stock	345.46 sq.m	(3,718 sq. ft)

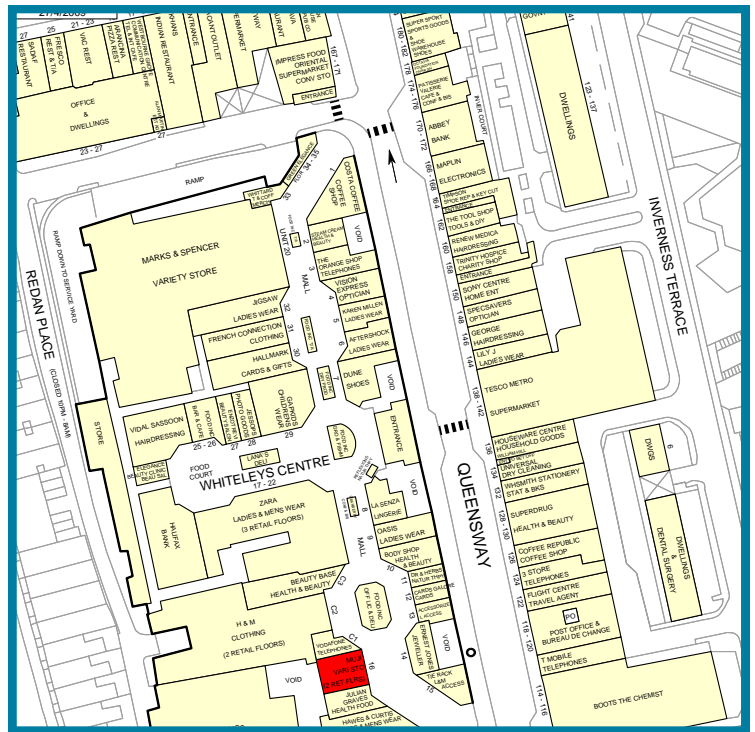
It is possible that a staircase could be installed between the two units. The accommodation is held under one lease but sub letting or assigning the units individually may be possible subject to the landlord's consent. Further information available on request.

The lease is structured on a base and turnover rent and we understand the the current base rent is £125,000 per annum exclusive with review being the higher of the passing rent or 80% of the open market rental value. The rent payable is the higher of the base rent or 10% of turnover. The lease expires 13th April 2013.

INCENTIVES

Incentives are available subject to covenants to parties wishing to take an assignment of the whole premises.

Revised 11th May 2009



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RATING

The premises are listed on 2005 list as having the following assessment:-

Rateable value (2005) £122,000

Rates payable (2009/2010) £59,170

LEGAL COSTS

Each party to pay their own.

VIEWING

Staff are unaware of the impending disposal and viewings are strictly by prior arrangement with the Sole Agents, GVA Grimley.

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Subject to Contract

May 2009t

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