

RE-AVAILABLE DUE TO  
ABORTIVE NEGOTIATIONS

## LONDON W2 - 37-41 WESTBOURNE GROVE

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ALL ABOUT LONDON



### Location

The unit is situated on the southern side of Westbourne Grove, just to the west of the junction with Queensway.

### Accommodation

The property is arranged over ground floor and provides the following net internal area:-

**Ground floor sales**  
4,168 ft<sup>2</sup>                      387 m<sup>2</sup>

### Rent

£190,000 per annum exclusive of rates, service charge and VAT (if applicable).

### EPC

Available upon request.

### Lease

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### Rates payable

Rateable Value (2017)  
£162,000

Rates Payable (2017/2018)  
£80,838

Subject to confirmation. Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

### Legal costs

Each party is responsible for its own costs.

Nearby retailers

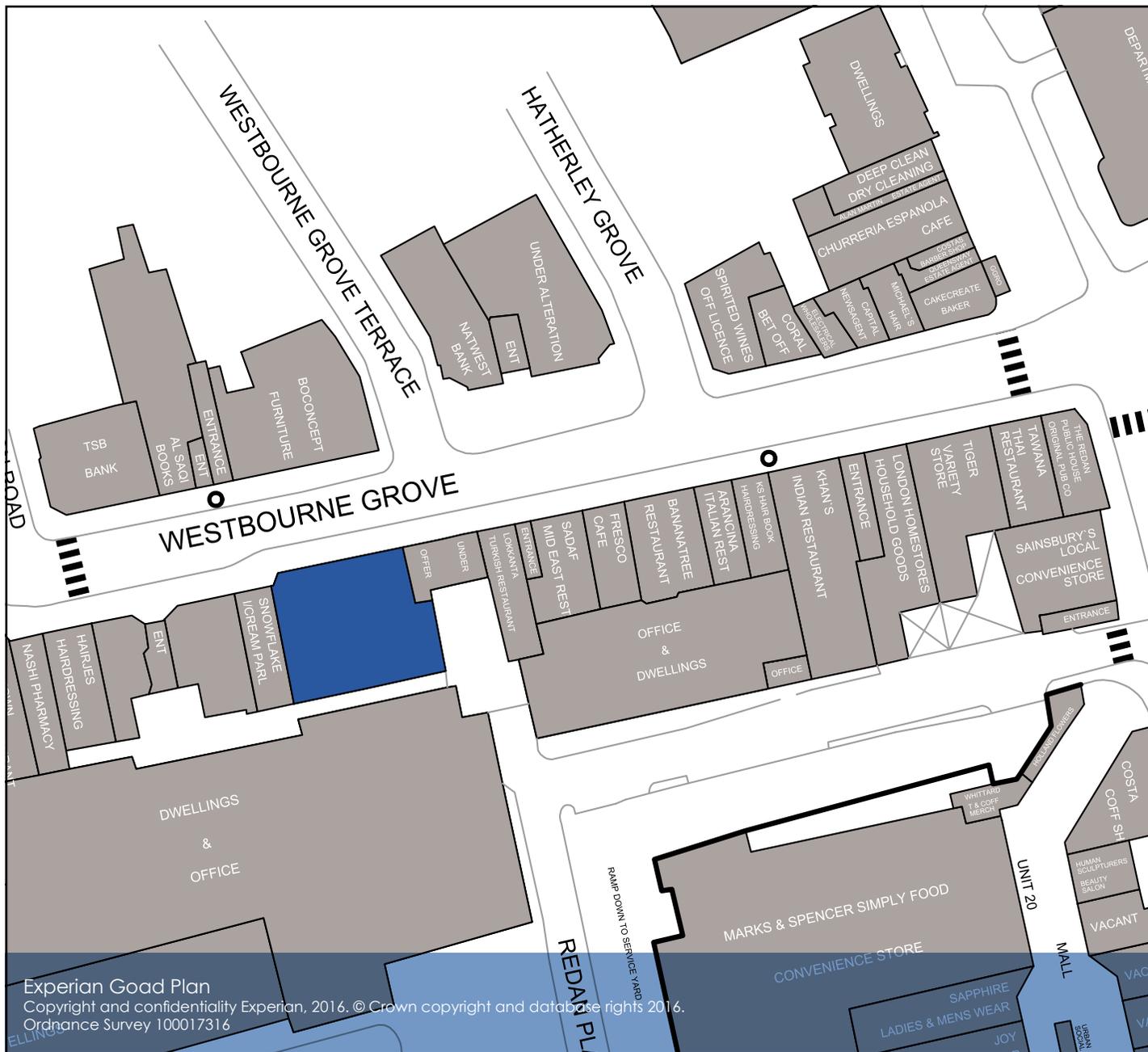
Waitrose

HEAL'S

**TIGER**

BoConcept®





**Experian Goad Plan**

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Ordnance Survey 100017316

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