



**CLASS E Unit Available – RETAIL TO LET**

# *100 WESTBOURNE GROVE, W2*

Located in the heart of Notting Hill, the property is located in a prominent location on Westbourne Grove with potential for outdoor seating.

The shop is situated within a vibrant and diverse part of Notting Hill, nearby occupiers include the very popular restaurant, **The Barbary**, **Blank Street Coffee**, **The Salad Project**, **Planet Organic**, **Sundays in Brooklyn**, **Space NK**, **Franco Manca**, **Cocotte** and **Grainger & Co.**

The property benefits from class E allowing for cafés, retail, gym/studio or estate agencies to occupy the premises.

**RENT** £95,000 per annum ex

**ACCOMMODATION** Ground: 670 sq ft (62 sq m)

**BUSINESS RATES** Rateable value: £59,000  
Rate Payable: £25,370

Interested parties are advised to make their own enquiries with the local authority.

**LEASE**

A new lease on terms to be agreed outside the act.

**PROFESSIONAL COSTS**

Each party to be responsible for its own legal and professional costs incurred.

**EPC**

Available on request.

**VIEWINGS**

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