

## **Bayswater/Notting Hill Borders W2**

High-Spec Refurbished Restaurant to let – no premium

Other Class E uses considered

**1,179 sq ft 109.2 sq m**



**Ground floor and basement, 39 Hereford Road, London W2 4AB**

## Situation & Location

The property is situated on the the eastern side of **Hereford Road** , close to the junction with **Westbourne Grove**. Other businesses based close by include **Franco Manca, Café Nero, Sunday in Brooklyn, Neyba Kitchen & Grocer, X-Pilates**. Please see Goad traders plan below.

## Description & Accommodation

The property comprises a self-contained ground floor and basement restaurant unit available in shell finish providing the following approximate floor areas:-

Ground floor dining room	538 sq ft 50 sq m
Basement dining/kitchen	510 sq ft 47 sq m
Guest WC's	61 sq ft 5.7 sq m
Basement storage	70 sq ft 6.5 sq m
Staff WC	

**Specification** New underfloor heating on ground and basement levels; all new drains inc. a non return valve; fully rewired; a new dumb waiter by Stannah; new air conditioning system on both floors; new boiler and all plumbing; new fully insulated concrete and screed floor; wired for speakers; alarm system, lighting and power and 3 phase supply; all new plasterboard finish to all walls and ceilings ready for decorating finish.

**Rent £60,000** per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

**Lease** A new lease is available for a term of up to 15 years

**Common Expenses** Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

**Legal Costs** Each party to bear their own

**Energy Performance Certificate** In preparation - copy report and recommendations available on request

**Business Rates** Interested parties should make their own enquiries and confirm: - City of Westminster business rates department 0208 -315-2050

**VAT** Property is not currently VAT opted **Possession** Immediate upon completion of legal formalities

**Contact** Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

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