

MEDIVET
ALWAYS THERE

TO LET

26 Chepstow Corner

Westbourne Grove, London W2 4XE

Self-Contained Ground Floor & Basement Retail Unit | To Let by Assignment

HARVEY JONES

TO LET

Self-Contained Retail Unit in Prime Notting Hill.

Key Features

- ▶ Prime trading position on Westbourne Grove, Notting Hill
- ▶ Five doors from the junction with Chepstow Road
- ▶ Directly opposite Spa NK and four doors from Farrow & Ball
- ▶ Surrounded by an eclectic mix of high-class independent retailers and restaurants
- ▶ Self-contained ground floor and basement accommodation, plus mezzanine storage
- ▶ Net frontage and internal width of approx. 15 ft 3 ins (4.64 m)



5 doors

from the junction with Westbourne Grove &
Chepstow Road

1,171 sq ft

total net internal accommodation over three levels

20 years

FRI lease term from 12th October 2016

Description

The property comprises a self-contained ground floor and basement retail unit, with additional mezzanine storage.

The accommodation provides a net frontage and internal width of approx. 15 ft 3 ins (4.64 m), with a total net internal area of 1,171 sq ft (108.7 sq m) across the ground floor, mezzanine and basement.

The premises are currently fitted as a veterinary clinic and may suit alternative uses, subject to lease, planning and landlord consents.

Location

26 Chepstow Corner occupies a highly desirable location in an affluent and popular area of West London, five doors from the junction with Westbourne Grove and Chepstow Road, opposite Spa NK and four doors from Farrow & Ball.

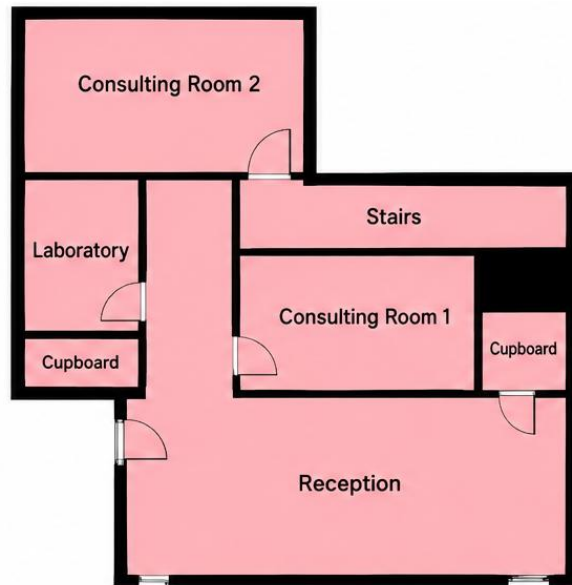
The area is renowned for its eclectic mix of high-class specialist and independent retailers and restaurants.

[View on Google Maps](#)

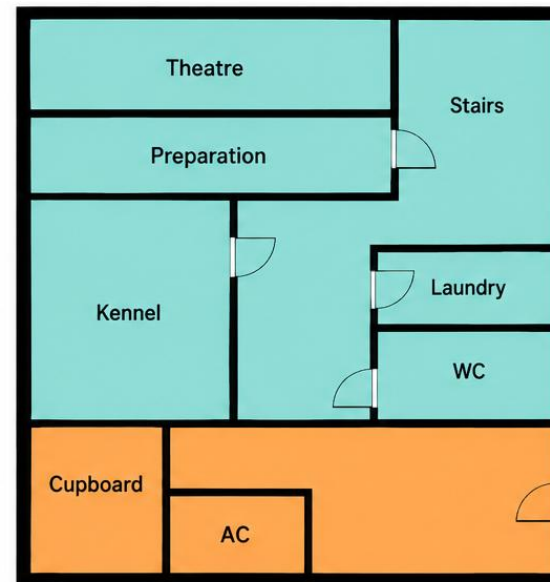
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Floor Plan

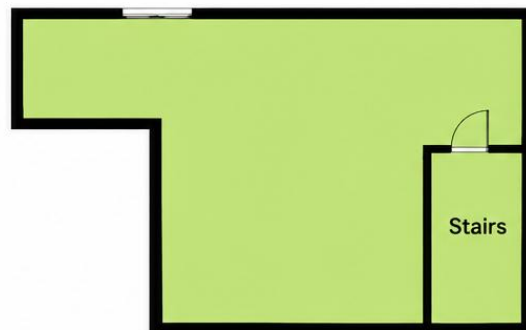
All areas and layouts are approximate and for identification purposes only.



Ground Floor – Zone 1



Basement – Zones 2 & 3



Mezzanine Floor – Zone 4

-  Zone 1 – Ground Floor
-  Zone 2 – Basement
-  Zone 3 – AC
-  Zone 4 – Mezzanine Floor

Accommodation

	Sq Ft	Sq M
Net Frontage & Internal Width	15' 3"	4.64 m
Ground Floor	605 sq ft	56.1 sq m
Mezzanine Storage	174 sq ft	16.2 sq m
Basement Sales / Ancillary	392 sq ft	36.4 sq m
Total	1,171 sq ft	108.7 sq m

Lease	Assignment of the existing FRI lease from 12 October 2016, with approximately 10 years unexpired, expiring 11 October 2036.
Premium	£25,000
Rent	£40,000 per annum exclusive, subject to five-yearly upward-only rent reviews.
Rates	Rateable Value: £37,250 . Estimated rates payable: £16,092 p.a. Interested parties should make their own enquiries.
VAT	Available on request
Legal Costs	Each party to be responsible for their own legal costs

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Subject to Contract

AML - Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.