



Former PUB Available - TO LET – Up to 5 year lease

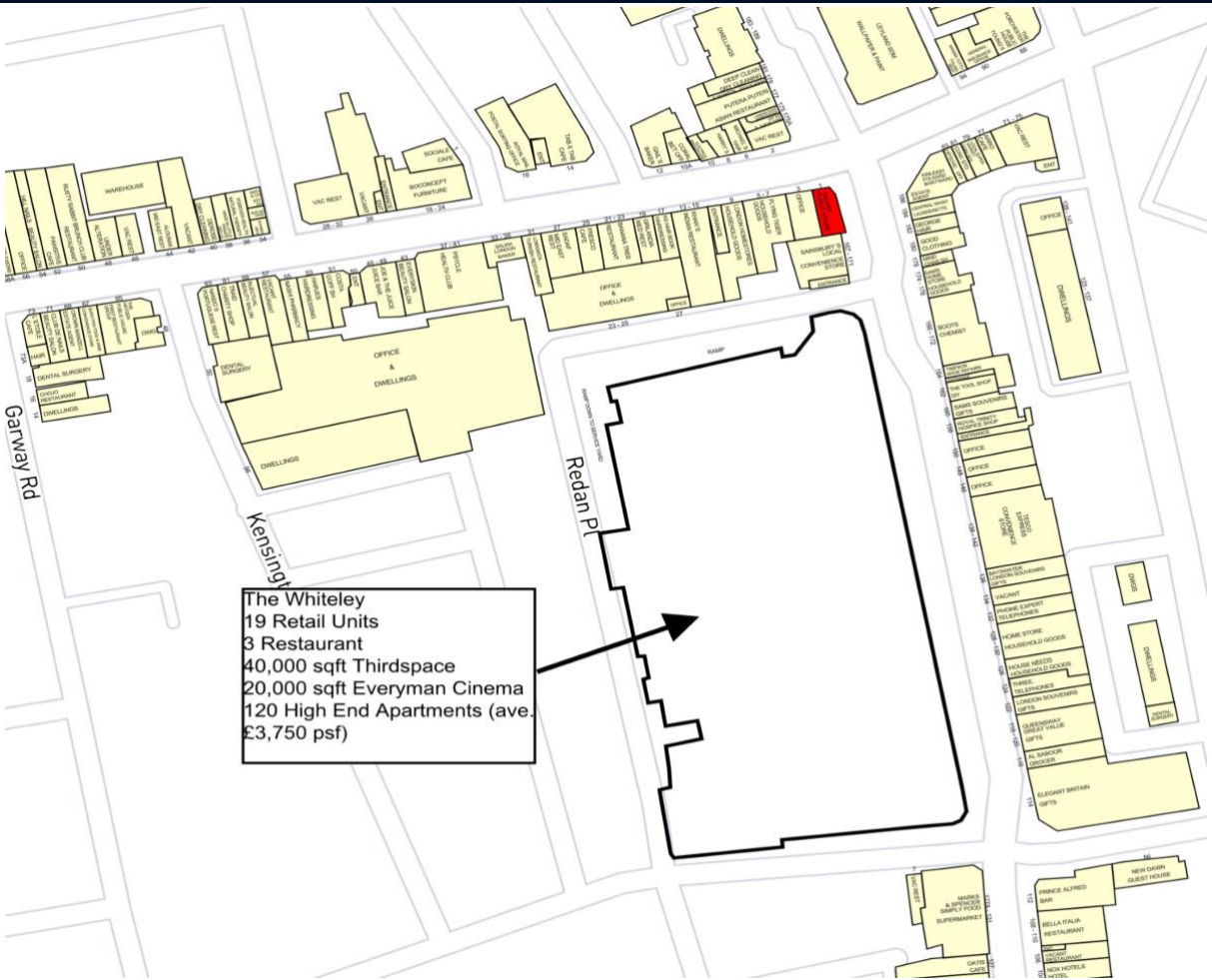
1 WESTBOURNE GROVE, W2

Situated in the heart of Notting Hill, the property is located in a prominent location on the corner of Queensway & Westbourne Grove with a substantial frontage.

The PUB is situated within a vibrant and diverse part of Notting Hill, nearby occupiers include the new **Six Senses Hotel**, 40,000 sqft **Thirdspace**, **Wholefoods**, **Rebase**, **The Barbary**, **Blank Street Coffee**, **Everyman**, **The Salad Project**, **Planet Organic**, **Sundays in Brooklyn**, **Space NK**, **Beam**, **Cocotte** and **Gail's**.

Alternative uses considered.

RENT	POA	LEASE	A new lease up to 5 years outside the act on terms to be agreed.
ACCOMMODATION	Basement: 1,778 sq ft (165 sq m) Ground: 1,290 sq ft (119 sq m) First: 1,066 sq ft (99 sq m) Second: 1,018 sq ft (94 sq m) Third: 1,033 sq ft (95 sq m) Fourth: 860 sq ft (79 sq m)	PROFESSIONAL COSTS	Each party to be responsible for its own legal and professional costs incurred.
BUSINESS RATES	Rateable value: tbc Rate Payable: tbc Interested parties are advised to make their own enquiries with the local authority.	EPC	Available on request.
		VIEWINGS	Oliver Muers-Raby Olliemr@ormeproperty.co.uk 0207 499 0440



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