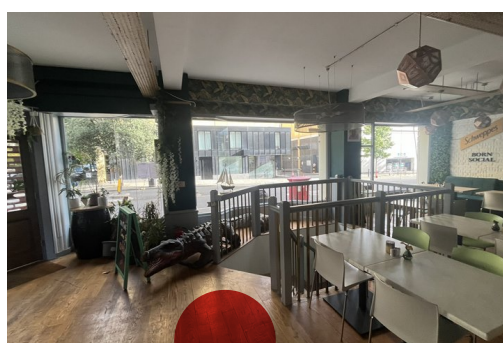


Shop to let.

London, 43-45 Porchester Road.

W2 5DP.



Prominent corner unit on Porchester Road.

Former restaurant, with scope for outside seating.

3 minute walk from Royal Oak Station.

Contact.

Chris Kenealy

chris.kenealy@gcw.co.uk
020 7647 4823

Callum Stephenson

callum.stephenson@gcw.co.uk
020 7647 4808

Location.

The premises are located on a prominent corner position on Porchester Road within close walking distance to both Royal Oak and Bayswater Underground Stations.

Nearby occupiers include **Everyone Active**, **Waitrose**, **William Hill**, **Pizza GoGo** and **Hobson's Fish & Chips**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	11.60 m	38 ft 5 in
Net Frontage	10.18 m	33 ft 3 in
Return Frontage	9.10 m	29 ft 8 in
<hr/>		
Ground Floor	99.50 sq m	1,071 sq ft
Basement	125.33 sq m	1,349 sq ft

Rent.

£50,000 pax.

Business Rates.

Rateable Value £38,250

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8315 2080.

Lease Terms.

The premises are available for a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only reviews.

Energy Performance Certificate.

Band E. Report available on request.

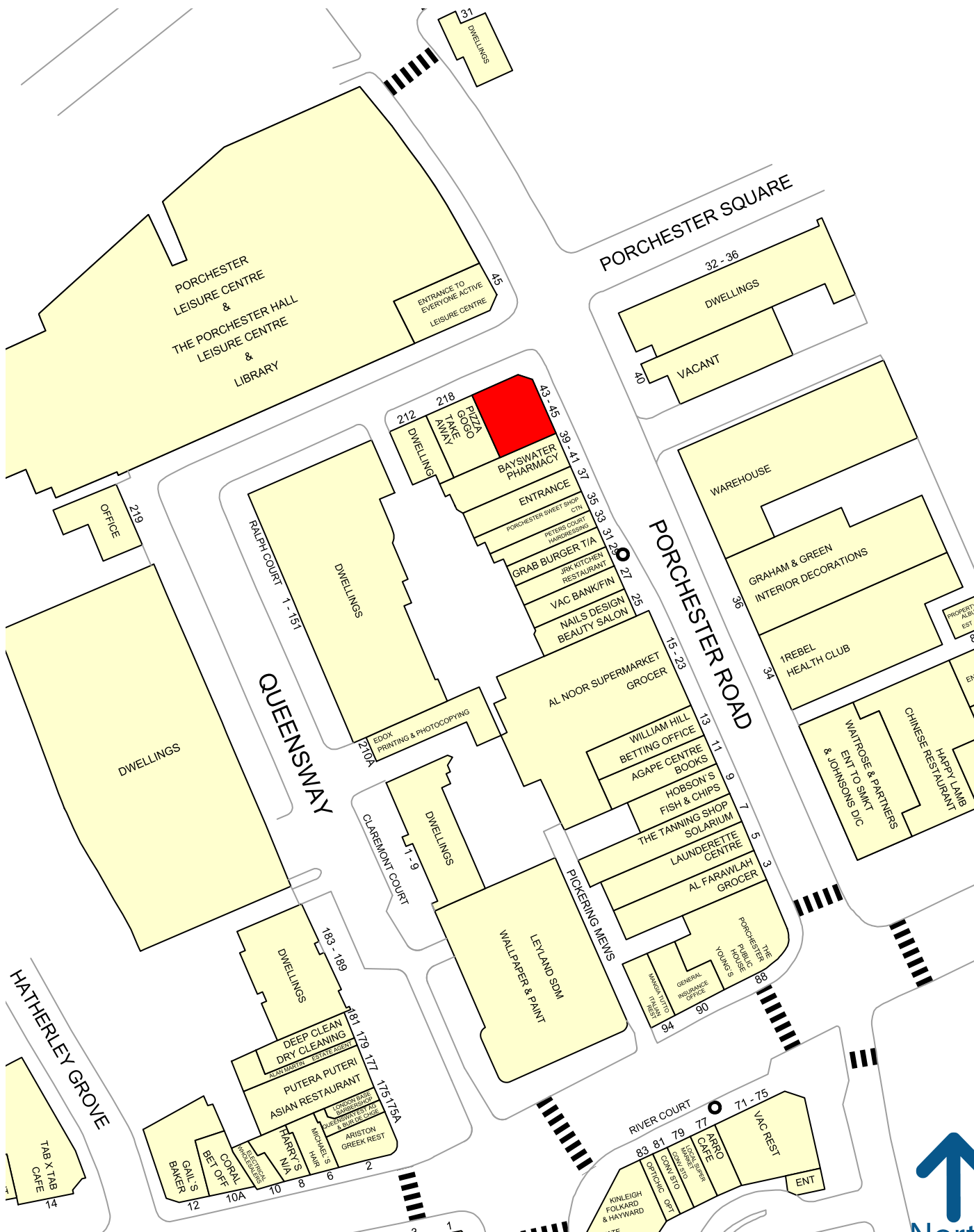
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

March 2024

London, 43-45 Porchester Road.
W2 5DP.



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