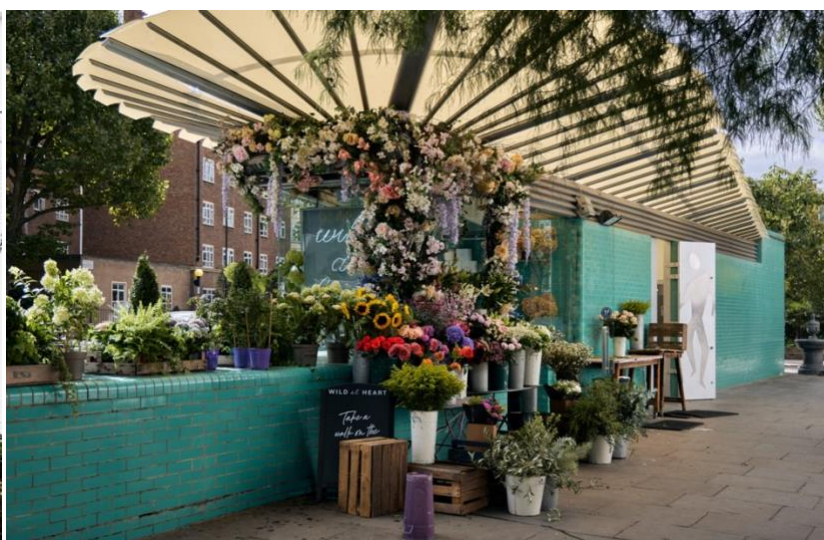


# PRIME NOTTING HILL RETAIL UNIT TO LET



RETAIL UNIT AVAILABLE

## 235 WESTBOURNE GROVE, W11

The property occupies a prime position in the Westbourne Grove / Ledbury Road area with prominent frontage on prime Westbourne Grove offering the ability for outside seating.

Nearby retailers and restaurants include **Wild, Bodyism, Sezane, Aesop, Love Shack Fancy, James Pearse, Sandro, Maje, Soho Home, Hagen, Granger, Reformation, Daylesford Organics, Ottolenghi, Orelebar Brown, Free People and Melissa Odabash** to name a few.

**DESCRIPTION**

The subject property is located on Westbourne Grove arranged over ground and basement floors.

**ACCOMMODATION**

**Ground:** 1,363 sq ft (126 sq m)  
**Basement:** 704 sq ft (65 sq m)  
**Total:** 2,067 sq ft (192 sq m)

**FURTHER INFORMATION**

**Oliver Muers-Raby**  
 olliemr@ormeproperty.co.uk  
 07889535844

**Oliver Wilson**  
 oliver@ormeproperty.co.uk  
 020 7499 0440 / 07939571695

**RENT**

POA

**LEASE**

The property is available on a new lease basis for terms to be agreed.

**RATES**

Rateable Value: £167,000  
 Rates payable: £85,504

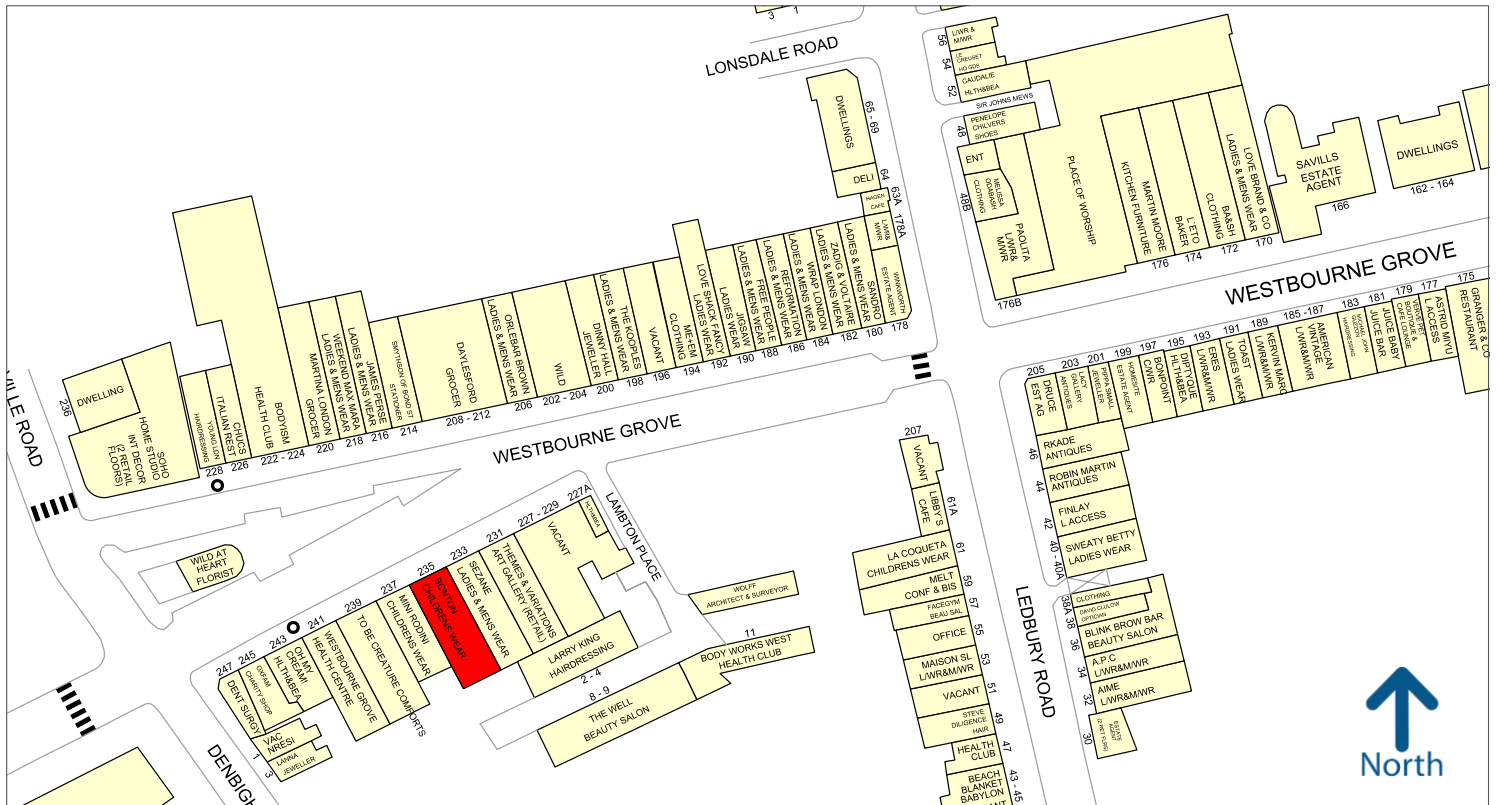
All interested parties should make their own enquires with the local council.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC has been commissioned and will be made available to interested parties.



Portobello Road



Experian Goad Plan Created: 29/01/2024

Created By: Orme

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