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183 Westbourne Grove, London, W11 2SB

INVESTMENT OPPORTUNITY - A GROUND FLOOR SHOP & BASEMENT IN PRIME WESTBOURNE GROVE

FOR SALE

Area: 1,018.00 FT² (94.58M²) £1,175,000 subject to contract

- Fully glazed frontage
- Cutting stations
- Wash basin stations
- Fitted cabinetry
- Recessed spot lighting
- Tiled flooring
- Air conditioning
- Kitchenette & W/C





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LOCATION:

The premises are situated in a parade of shops and uppers on the southerly side of Westbourne Grove, in between the junctions with Westbourne Grove Mews and Ledbury Road. The local high streets are principally populated by independent, bespoke and artisan businesses including, Tiba + Marl, Flow Gallery, Toast, American Vintage, Eres, Bonpoint, Pippa Small Jewellery, Sandro, Wrap London, Zadig & Voltaire, Reformation, Kooples, Rails, Wild (Modern European), Daylesford Organic, Ottolenghi, Juicebaby, Sumi (Japanese), Jusu Brothers, Taqueria (Mexican), The Cock & Bottle and Granger & Co. Public transport is accessed via Notting Hill Gate Station (Central, District & Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A ground floor shop and basement, occupying the lower floors of a 3 storey, mixed-use, Victorian terraced building. The fully glazed frontage leads to an open plan retail area currently fitted as a hair salon. To the rear is a W/C and sash window overlooking an internal courtyard. The basement is arranged as 2 offices / storerooms, with a kitchenette opening onto the rear courtyard. 2 vaults are positioned to the front of the unit. Good decorative order.

NB: Images for illustration purposes only, updated images of the current fit out to follow, together with an updated floor plan.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	415.00	38.55
Basement	561.00	52.12
Vaults Storage	42.00	3.90
TOTAL	1,018.00FT²	94.58M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

The premises is to be sold with hair salon Michael John Guzzon in occupation.

PRICE: £1,175,000.00

RATES:

Rates Payable £30,240 per annum

SERVICE CHARGE: TBC

POSSESSION: The premises is being sold with operator Michael John Guzzon in occupation.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC:

Available upon request.

CONTACT:

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