



CLASS E Unit Available – TO LET

2a CHEPSTOW ROAD, W2

Located in the heart of Notting Hill, the property is located in a prominent location on Chepstow Road and the junction with Westbourne Grove.

The shop is situated within a vibrant and diverse part of Notting Hill, nearby occupiers include the very popular restaurant, **The Barbary**, **Blank Street Coffee**, **The Salad Project**, **Planet Organic**, **Sundays in Brooklyn**, **Space NK**, **Franco Manca**, **Cocotte** and **Grainger & Co**.

The property benefits from class E allowing for cafés, retail, gym/studio or estate agencies to occupy the premises.

RENT £55,000 per annum ex

ACCOMMODATION Ground: 728 sq ft (67 sq m)

BUSINESS RATES Rateable value: £47,250
Rate Payable: £18,050

Interested parties are advised to make their own enquiries with the local authority.

LEASE

A new lease on terms to be agreed outside the act.

PROFESSIONAL COSTS

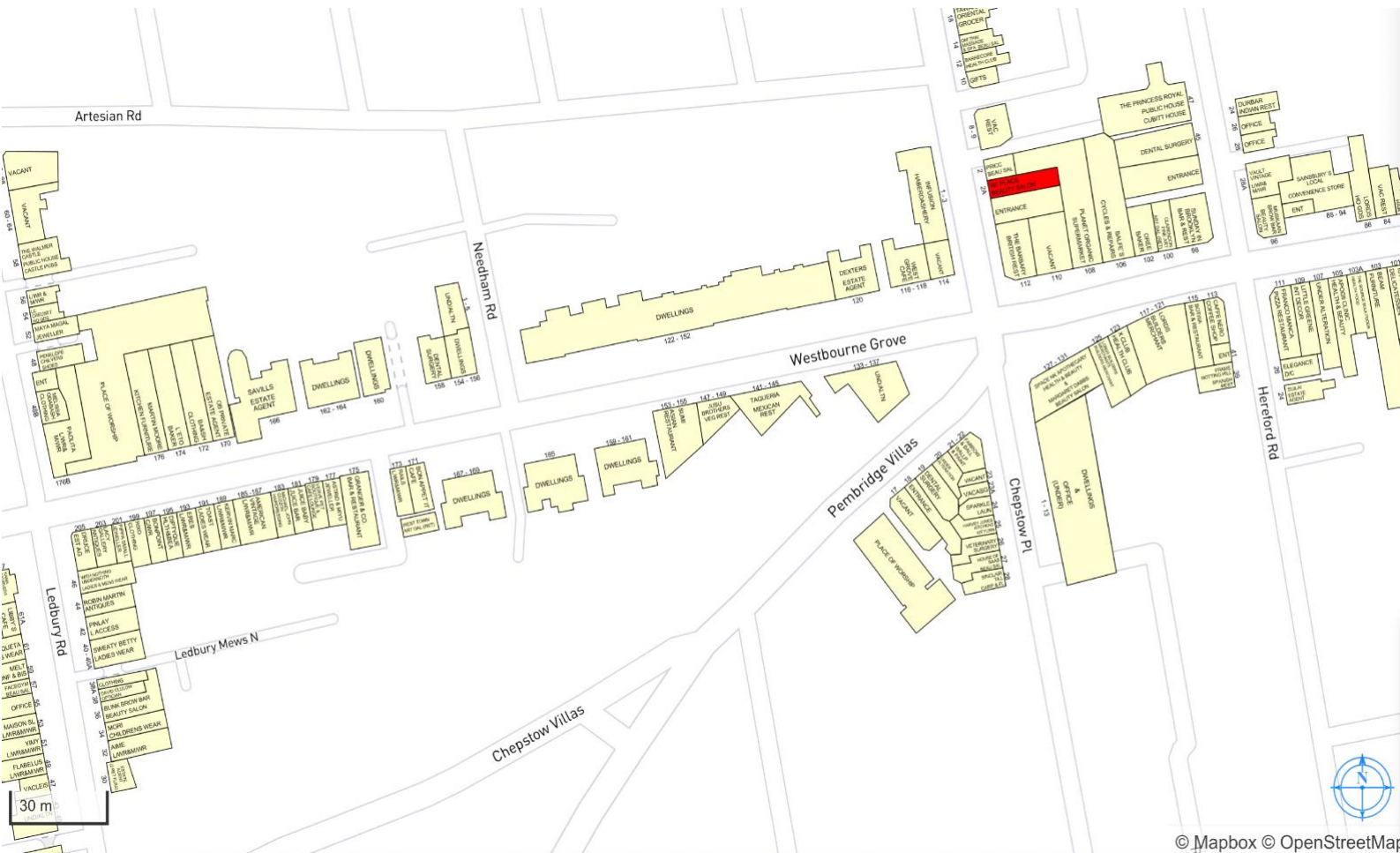
Each party to be responsible for its own legal and professional costs incurred.

EPC

Available on request.

VIEWINGS

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