



**CLASS E Unit Available - TO LET – Fully Fitted**

***37-41 WESTBOURNE GROVE, W2***

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

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

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

**RENT**

POA

**ACCOMMODATION** Ground: 4,381 sq ft (407 sq m)

**SPLIT OPTION**

Unit 1: 1,378 sq ft (128 sq m)  
Unit 2: 2,966 sqft (276 sq m)

**BUSINESS RATES**

Rateable value: tbc  
Rate Payable: tbc

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**

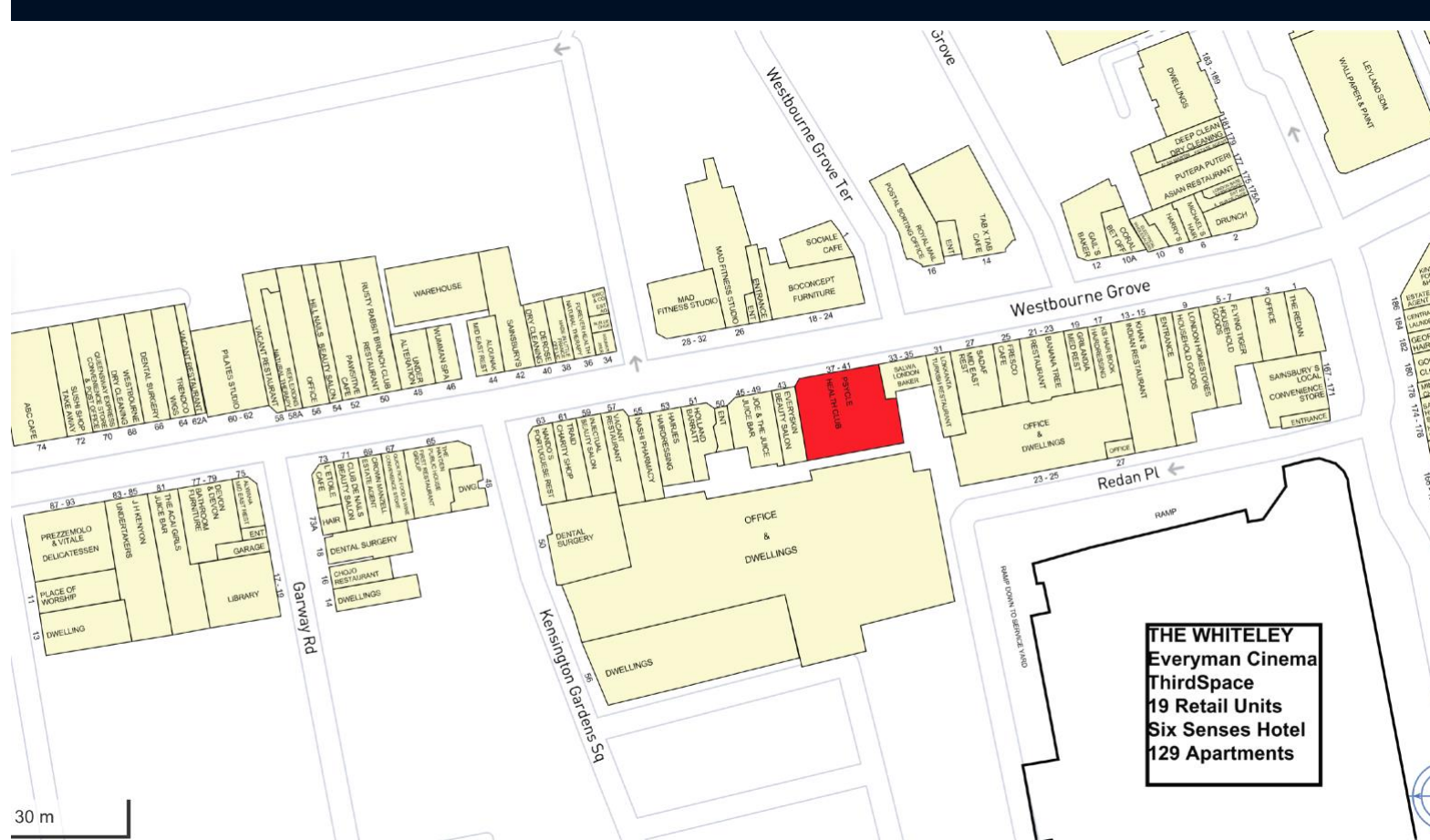
Each party to be responsible for its own legal and professional costs incurred.

**EPC**

Available on request.

**VIEWINGS**

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