

174 WESTBOURNE GROVE LONDON W11

SHOP TO LET



LOCATION

The unit is situated in a very prominent location close to the junction with Ledbury Road and adjacent to Feathers Ladieswear and Twenty8Twelve by Sienna Miller. Other nearby occupiers include Diptyque, Ventilo, Anne Fontaine and Armand Basi.

ACCOMMODATION

The unit comprises the following approximate areas and dimensions.

Ground Floor Sales	1,720 sq ft	160 sq m
Basement	300 sq ft	28 sq m

LEASE

A new 10 year lease subject to 5 yearly upward only rent reviews. Available Summer 2010.

RENT

£115,000 per annum exclusive of rates and service charge.

RATES

We are verbally informed the premises has the following approximate rateable value.

Rateable Value	£93,500 per annum
UBR	41.4p pence in the £
Rates Payable 2010/11	£38,709 per annum

(We advise interested parties satisfy themselves with their own enquiries).

LEGAL COSTS

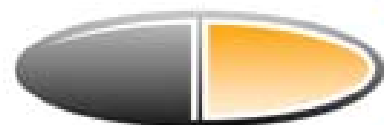
Each party to bear their own costs incurred in this transaction.

VIEWING

Strictly via joint agents:

Thomas Davidson & Partners
Ref: Melandra Curley
E-mail: mcurley@thomas-davidson.co.uk
Tel: 020 7758 3875

or
Marks International
Ref: Max Marks
E-mail: max@marksinternational.net
Tel: 020 7193 6787



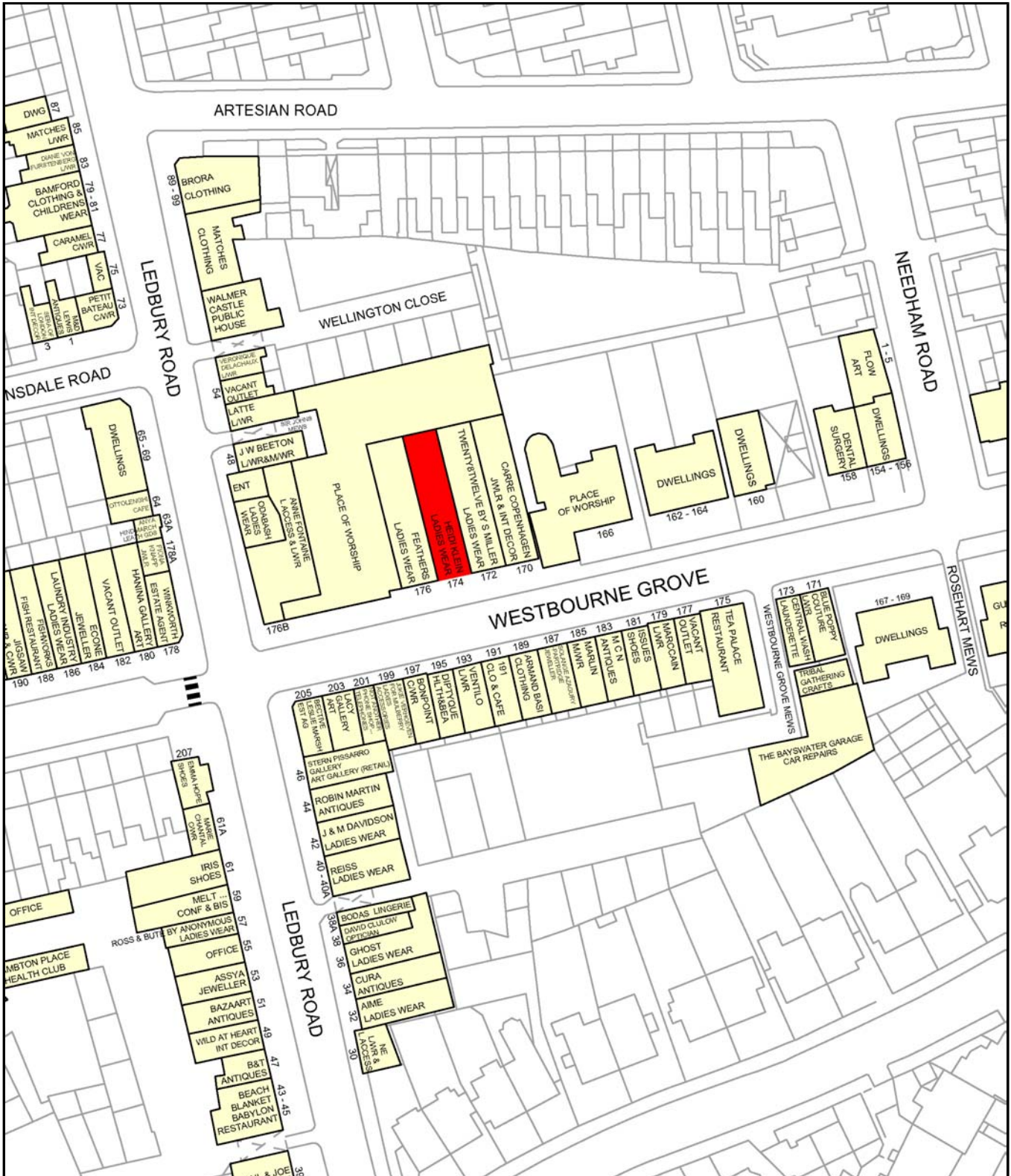
thomasdavidson

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SUBJECT TO CONTRACT
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