



## Location

Westbourne Grove is in the heart of Notting Hill and is one of London's most fashionable shopping areas. The store is located on the southern side of Westbourne Grove, at the junction with Ledbury Road. The shop is adjacent to Aesop and Themes & Variation. Retailers in close vicinity include the newly opened Sezane, Daylesford Café, Zadig and Voltaire, Maje, 202 by Nicole Farhi, Bimba y Lola and Diptyque.

## Accommodation

Ground Floor	1,140 sq ft	105.95 sq m
Basement	958 sq ft	89.03 sq m
<b>Total</b>	<b>2,098 sq ft</b>	<b>194.98 sq m</b>

## Rent

£210,000 per annum exclusive.

## Rates

Rateable Value	£196,000 (2018)
UBR	0.513 (2018/2019)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Lease Term

Available by way of assignment of an existing lease expiring 13th January 2021, contracted inside the Landlord and Tenant Act 1954.

## Energy Performance Certificate

Available upon request.

## Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Contact

James Andrews  
+44 (0)20 7317 3708  
[jandrews@klmretail.com](mailto:jandrews@klmretail.com)

Ben Clark  
+44 (0)20 7317 3730  
[bclark@klmretail.com](mailto:bclark@klmretail.com)

Alice Grindrod  
+44 (0)207 317 3719  
[agrindrod@klmretail.com](mailto:agrindrod@klmretail.com)

