

PRIME RESTAURANT / CAFE OPPORTUNITY

56 Westbourne Grove

Notting Hill, London W2



* New shopfront currently being installed

Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

Located in the heart of Notting Hill, the property is located in a prime position on Westbourne Grove. The property benefits from prominent frontage onto Westbourne Grove and is situated within a vibrant and diverse part of Notting Hill, nearby occupiers include **Cocotte, Prezzomolo & Vitale, Yogaland, Nandos, Joe & The Juice, Franco Manca, Granger & Co** and **Daylesford**.

Redevelopment works have been undertaken to provide a newly renovated restaurant / cafe space that will benefit from a fully refurbished frontage, an open plan design, full extraction and lots of natural light via a conservatory at the rear.

Handover Q2 2025.

Accommodation

Ground Floor:	1,399 sq ft	130 sq m
Basement:	430 sq ft	40 sq m
Total:	1,829 sq ft	170 sq m

Proposed Floor Plans are available on request.



Viewing & further information

Strictly by prior arrangement only with:

Georgia Egan

georgia.egan@savills.com
+44 (0) 7772 631 902

Phoebe Bates

phoebe.bates@savills.com
+44 (0) 7936 099 500

Derek Quinlan

derek.quinlan@savills.com
+44 (0) 7973 720 424



Rent

On application.

Tenure

A new lease is available for a term to be agreed.

Rates

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant and Office without the need for a change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 2025





We connect the dots
between landlords,
brands and powerful
consumer insights

[Find out more here](#)

Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



savills