

PRIME RESTAURANT OPPORTUNITY

NOTTING HILL

56 Westbourne Grove, London, W2 5SH



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 **Farmacy, Cocotte, Prezzomolo & Vitale, Aveda, Yogaland, Nandos, Joe & The Juice, Franco Manca, Grainger & Co and Daylesford.**

Planning permission is being secured and works will be undertaken to create a newly renovated restaurant 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. The works will also include a new kitchen and new WC's, staffroom and storage space.

Handover Q4 2021.

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.

Rent

Quoting **£90,000** per annum exclusive.

Tenure

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

Rates

Interested parties are advised to make enquiries with the Local Authority.

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, Office and Gym (D2) without the need for a change of use.

Legal Costs

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

EPC

Available on request.

SAVILLS LONDON

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SEE PORTOBELLO ROAD PLAN

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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