

# 6 CHEPSTOW ROAD

WESTBOURNE GROVE, W2 5BH

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FOREST  
REAL ESTATE



# TO LET

## 1,509 SQ FT

**Beautifully Dressed Cafe Within Walking Distance of Westbourne Grove.**

### Key Features

- Fully Fitted Kitchen
- Newly Refurbished
- Walking Distance from Westbourne Grove
- 32 Covers
- Air Conditioning
- Prominent Corner Location
- Large Basement with Separate Access
- Walk in Fridge
- Outdoor Seating
- Lease Assignment

**6 Chepstow Road**  
Westbourne Grove, W2 5BH







## Description

Forest Real Estate are pleased to bring to the market this prominent corner cafe, on a lease assignment originally granted for a term of 10 years from March 2023. There is a rent review and mutual break clause in March 2028.

Offering a fully fitted kitchen, 32 covers, air conditioning and tiled flooring. The unit also comes with a private basement accessible through a separate entrance, fitted with industrial fridge/freezers and ample storage space.

Our client is looking for a premium of £40,000 for the benefit of the fixtures and fittings.

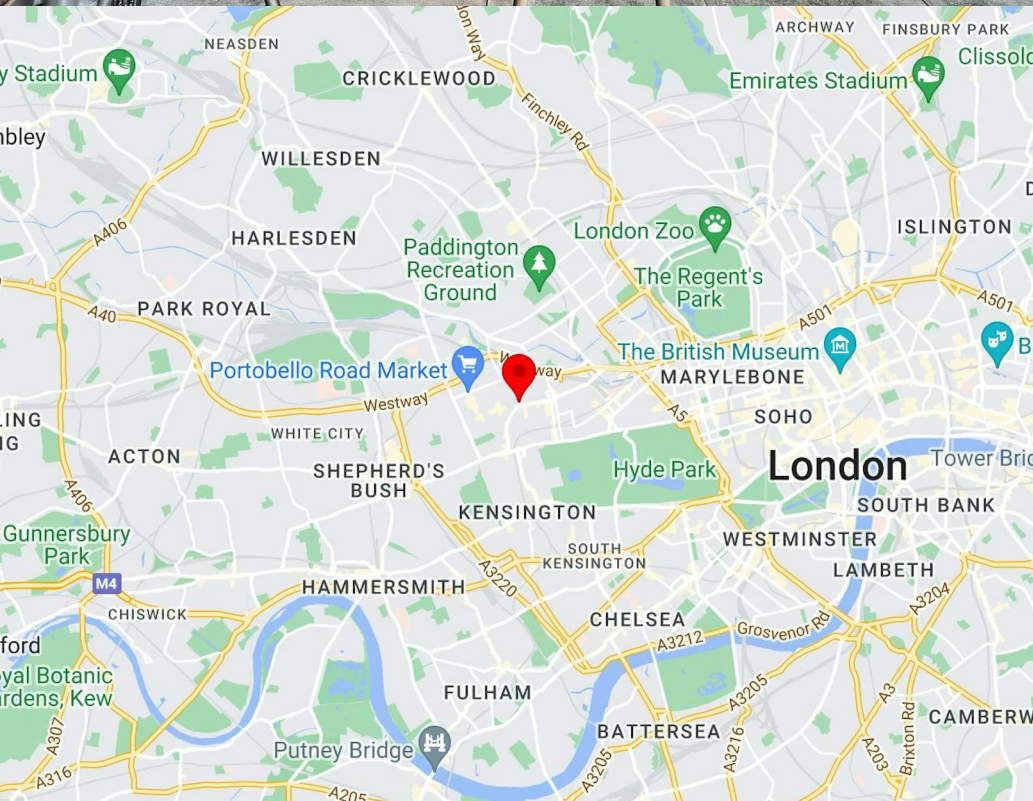
## Location

The property is nestled in the vibrant heart of Chepstow Road, just a stone's throw away from Westbourne Grove. It is surrounded by an array of distinctive boutique stores.

Within walking distance of both Royal Oak and Westbourne Park Stations.

## Premium

£40,000









# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	530	49.24
Ground	979	90.95
Total	1,509	140.19
Lease	Assignment	
Rent	£50,000 per annum	
Rates	£5,114.75 per annum This reflects a 75% relief which cease on 31st March 2025.	
Service Charge	N/A	
VAT	Not applicable	
EPC	C (67)	

# Contact

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