

6 CHEPSTOW ROAD

WESTBOURNE GROVE, W2 5BH

FOREST
REAL ESTATE



TO LET

1,509 SQ FT

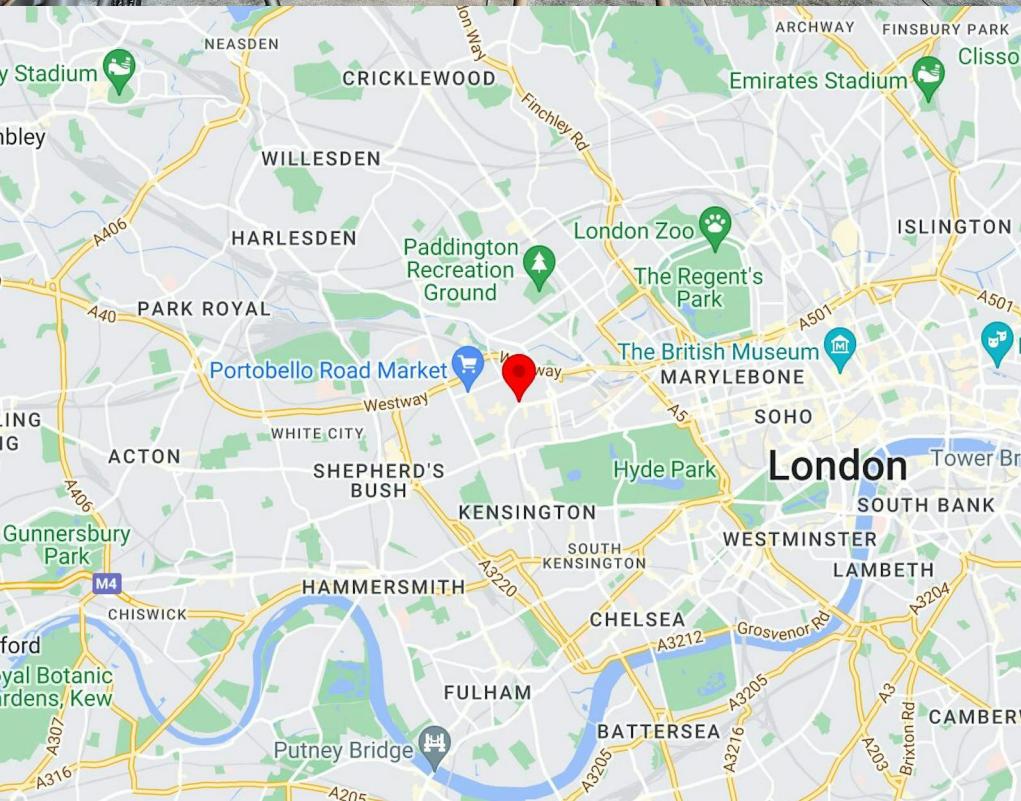
Beautifully Dressed Cafe Within Walking Distance of Westbourne Grove.

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



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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

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealstate.co.uk

Cormac Sears

020 3355 1555 | 07788 235 185
cormac@forestrealstate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

55 St John Street, London, EC1M 4AN
020 3370 4470

www.forestrealstate.co.uk
info@forestrealstate.co.uk

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