

## RETAIL OPPORTUNITY

**66 WESTBOURNE GROVE, LONDON, W2 5SH**



### LOCATION

The property occupies a prominent location on this popular fashion retail pitch. The property sits adjacent to **Toni & Guy**. Other nearby retailers include **Space NK, Aveda, Monsoon, Evans Cycles, JoJo Maman Bebe** and **Carluccio's**.

### ACCOMMODATION

The accommodation comprises of a ground floor and basement retail unit.

Gross Frontage	18 ft 9 in	
Shop Depth	68 ft 3 in	
Ground Floor Sales	1,223 sq ft	113.6 sq m
Ground Floor Store	133 sq ft	12.3 sq m
Basement Store	1,011 sq ft	93.9 sq m

### LEASE

The property is available by way of an assignment of the current lease, which expires 6<sup>th</sup> November 2017 subject to four yearly rent reviews, the next being November 2009.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available to interested parties.

### RENT

The passing rent is £55,000 per annum exclusive.

### RATES

Rateable Value	£40,000
Rates Payable 09/10	£19,400

Interested parties are advised to make their own enquiries with the local council.

### LEGAL COSTS

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

### VIEWING

Inspections should be arranged through:  
Oliver Wilson [owilson@ormeretail.co.uk](mailto:owilson@ormeretail.co.uk)  
Jamie Orme [jorme@ormeretail.co.uk](mailto:jorme@ormeretail.co.uk)

December 2009

#### MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iiii) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.