

K C L



MMXX



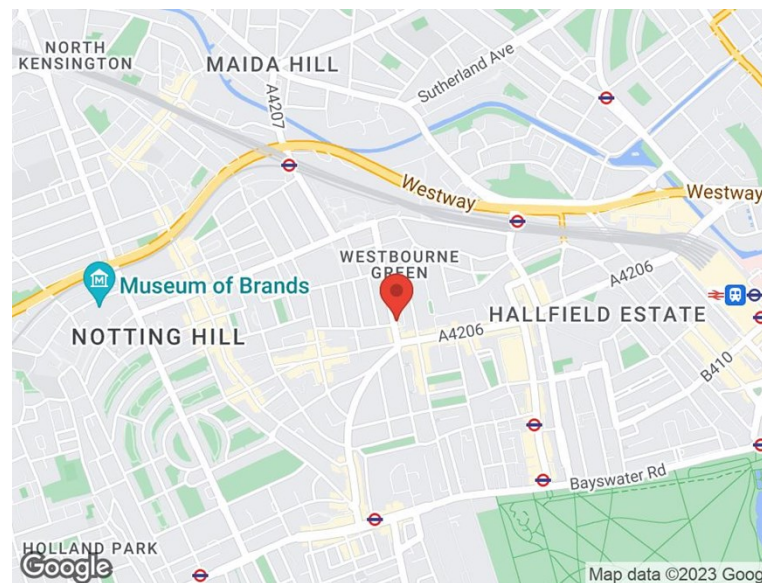
## 16-18 Chepstow Road, London, W2 5BD

A DOUBLE FRONTED GROUND FLOOR & BASEMENT RETAIL PREMISES OFF CHEPSTOW CORNER

### TO LET

Area: 3,255.00 FT<sup>2</sup> (302.40M<sup>2</sup>) | Rent: £120,000 per annum, exclusive |

- Double frontage with twin bi-fold doors
- x2 open plan retail area
- Storeroom & power for refrigeration
- Private office & kitchen
- W/C
- x5 tanked vaults
- Mains linked smoke alarm
- CCTV





## 16-18 Chepstow Road, London, W2 5BD

### LOCATION:

The premises are situated on the easterly side of the Chepstow Road adjacent to the junction with Artesian Road and occupy a central position in a parade of local high street shops. Other local businesses include Pharmacy, Granger & Co, Sushi Shop, Sunday in Brooklyn, Beam Cafe, Jusu Brothers, Taqueria, Sumi, Franco Manca, Space NK, Joe & The Juice, Costa Coffee, Gustav Fouche, Aveda, Planet Organic and Sainsbury's Local. Public transport is accessed via Notting Hill Gate (Central line) and Royal Oak Tube Station (Hammersmith & City line).

**LOCAL AUTHORITY:** Westminster

### DESCRIPTION:

A double fronted retail premises, occupying the ground floor and basement of a 2 storey, mixed-use Victorian terraced building. The double frontage comprises twin three-quarter glazed bi-fold doors which lead to a split level, open plan retail area, fitted with shelving. To the rear is a lower-level open plan retail area benefiting from skylights and fitted with shelving and refrigeration units. The basement is arranged as a stockroom with an ancillary office, kitchenette, W/C and 5 tanked vaults. The premises has tiled floors throughout and is fitted with recessed strip lighting, CCTV and a server unit. Generally good order throughout.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	1,947.00	180.88
Lower Ground Floor	1,308.00	121.52
<b>TOTAL</b>	<b>3,255.00FT<sup>2</sup></b>	<b>302.40M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

**RENT:** £120,000.00

**SERVICE CHARGE:** TBC

**POSSESSION:** Full vacant possession immediately on completion of legal formalities

**VAT:** The premises is elected for VAT

### RATES:

Rateable Value £47.250 per annum  
Rates Payable £23,577.75 per annum  
NB - We strongly recommend that you verify the rates with Westminster Council's Business Rates Department on 0203 772 2602

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### EPC:

Available upon request.

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
07772874444  
justin@knightcommerciallondon.co.uk

**Knight Commercial London**