

BAYSWATER 110 COVER FITTED RESTAURANT



21-23 WESTBOURNE GROVE, LONDON, W2 4UA

Prime location on Westbourne Grove
Double shop front - prominent situation & high footfall
2,800 sq ft on ground and basement
Fully fitted Asian restaurant – closed and not trading
Leasehold – Rent £108k pa – term expires 2028 inside the Act

NIL PREMIUM FOR THE EXISTING LEASE AND TRADE CONTENTS (SUBJECT TO CONTRACT)

LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT

LONL705

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Location

Westbourne Grove is an affluent, fashionable and eclectic area in West London, nestled between Notting Hill and Bayswater. The restaurant is prominently situated on the south side of Westbourne Grove

Other restaurateurs close by include; Gail's, Nando's, Sunday in Brooklyn, Granger & Co, Franco Manca, plus many independents.

[Link to Street View](#)

Description

Double shop front restaurant with circa 110 covers forming the ground and basement of a multi storey property with residential over. The restaurant is closed for business but remains fully fitted.

Accommodation

Approximately 70 covers on ground floor and room for 40 covers in basement. 20 external covers.

Floor Area (areas not measured and deduced from VOA website, therefore for information purposes only and not to be relied upon)

Ground Floor	1,400 sq ft
Basement	<u>1,400 sq ft</u>
Total	2,800 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Held leasehold for a term of 20 years expiring 2028. Passing rent £108,000 p. The prospective purchaser will be asked to take an assignment of the leasehold interest and rely on security of tenure to renew the lease at a market rent. The vendor will support the purchaser's application for a new lease.

User: Use Class A3 of the TCP (UC) Order 1987.

Services

We are advised that the property is connected to all mains services.

Licensing

Licensed to sell alcohol between the hours midday to 23:00hrs Monday to Saturday and 22:30hrs on Sunday.

Planning

From enquiry of Westminster City Council, we have established that the property is not statutorily listed but is situated within a conservation area.

Rating Assessment

The property is listed as a Restaurant and premises and has a rateable value of £93,500 wef 1st April 2026.

Exclusions

The name of the restaurant and anything uniquely associated with the brand name (Banana Tree), electronic tills and computers, stock, smallwares and personal effects of the staff.

EPC

Available on request.

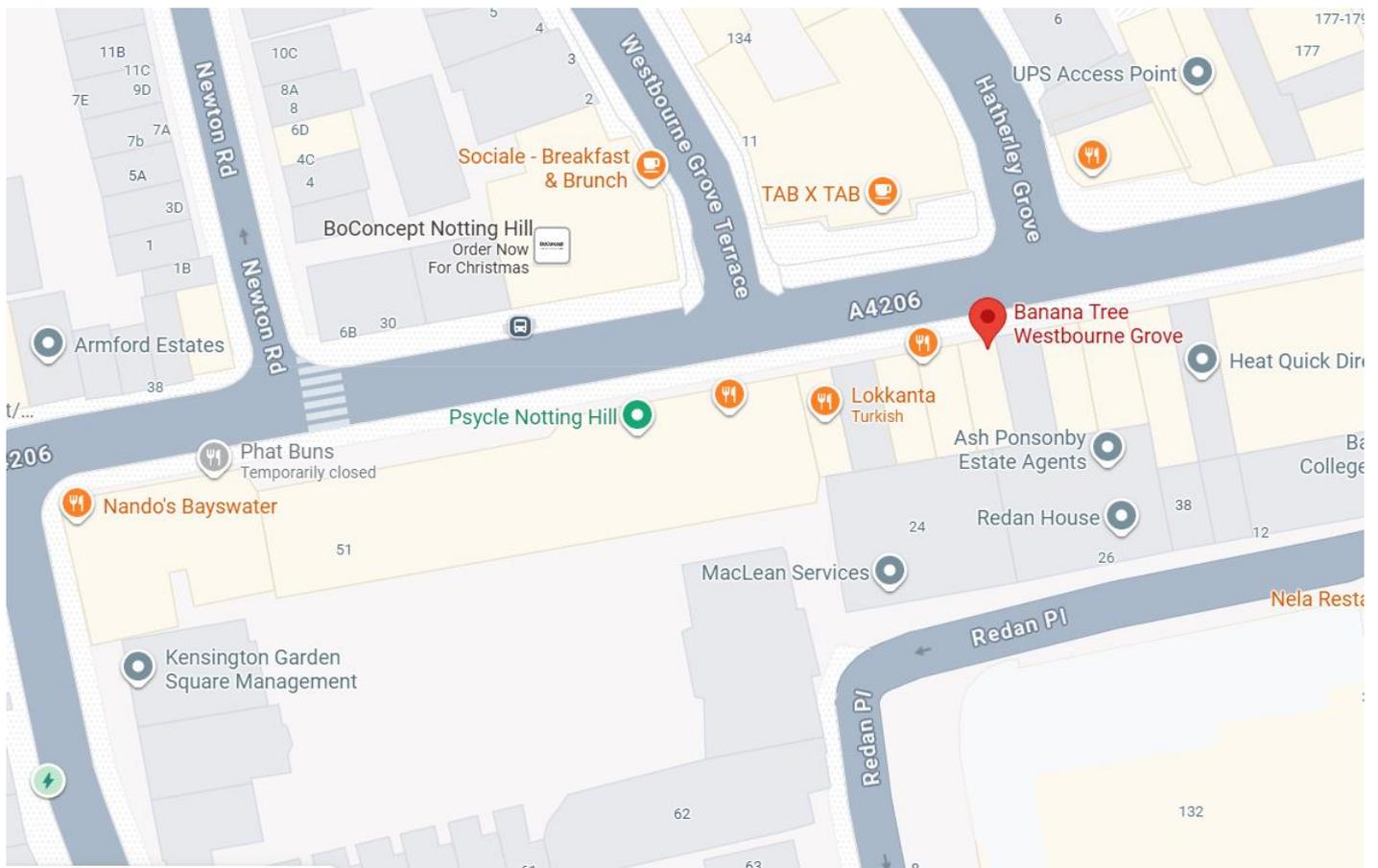
Viewings & Further Information

The business is currently closed.

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location Plan

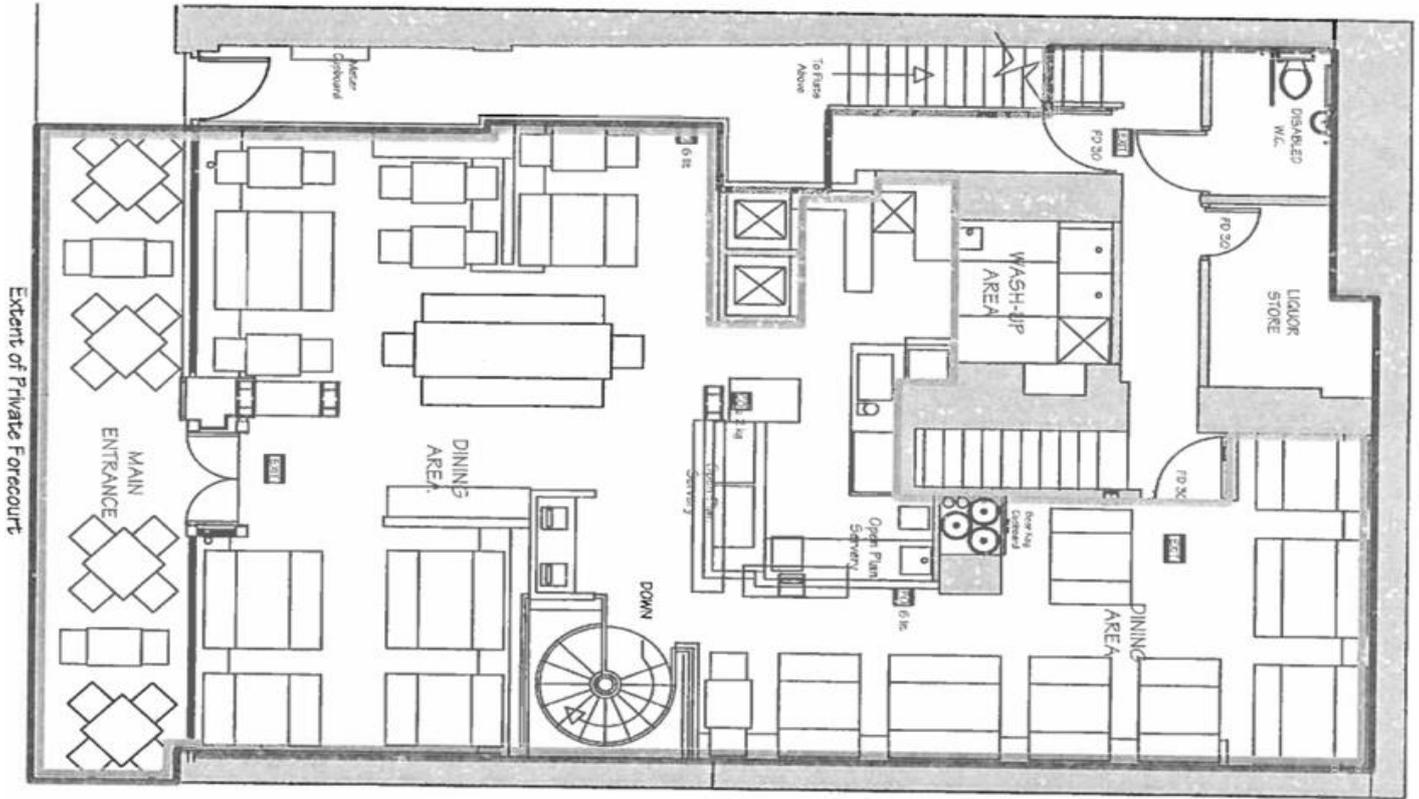
[Link to Location Map](#)



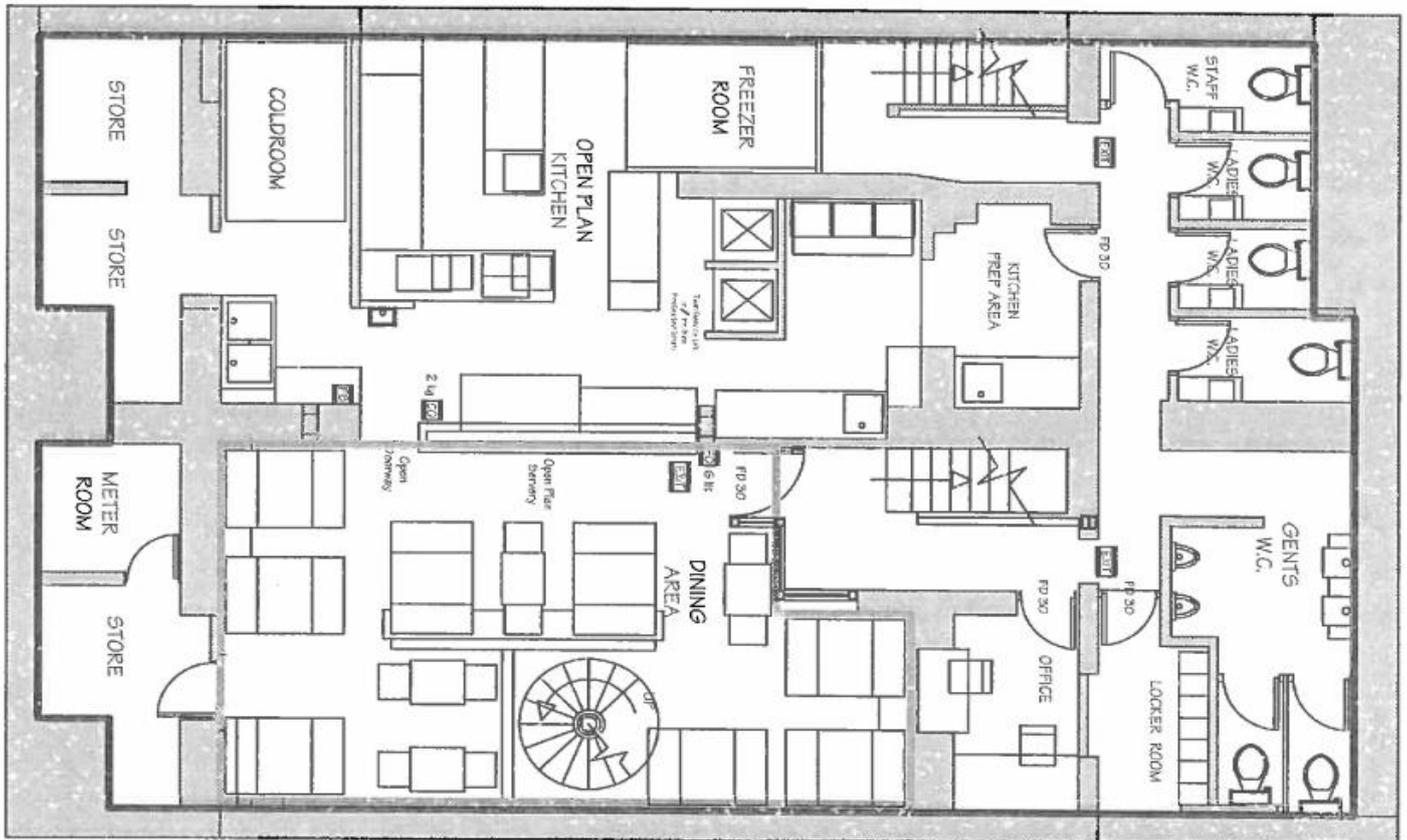
Source: Google Maps. Not to scale - Provided for indicative purposes

Plans

Ground Floor



Basement



Not to scale – provided for indicative purposes only.

Internal Photo

