

**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

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS  
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## 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>
<b>Total</b>	<b>2,800 sq ft</b>

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 1<sup>st</sup> 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.

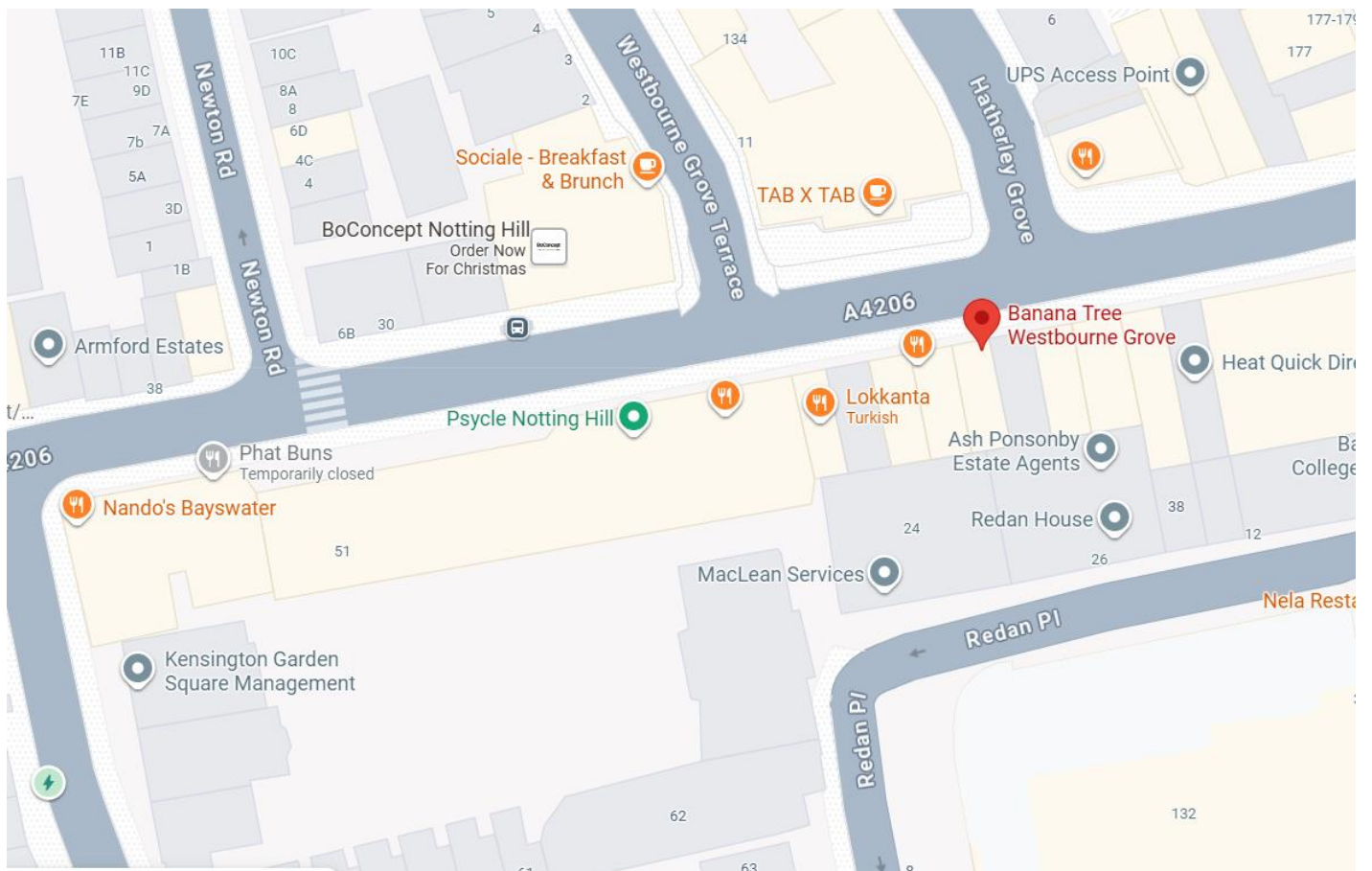
## Viewings & Further Information

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](mailto:richard.negus@agg.uk.com)

## Location Plan

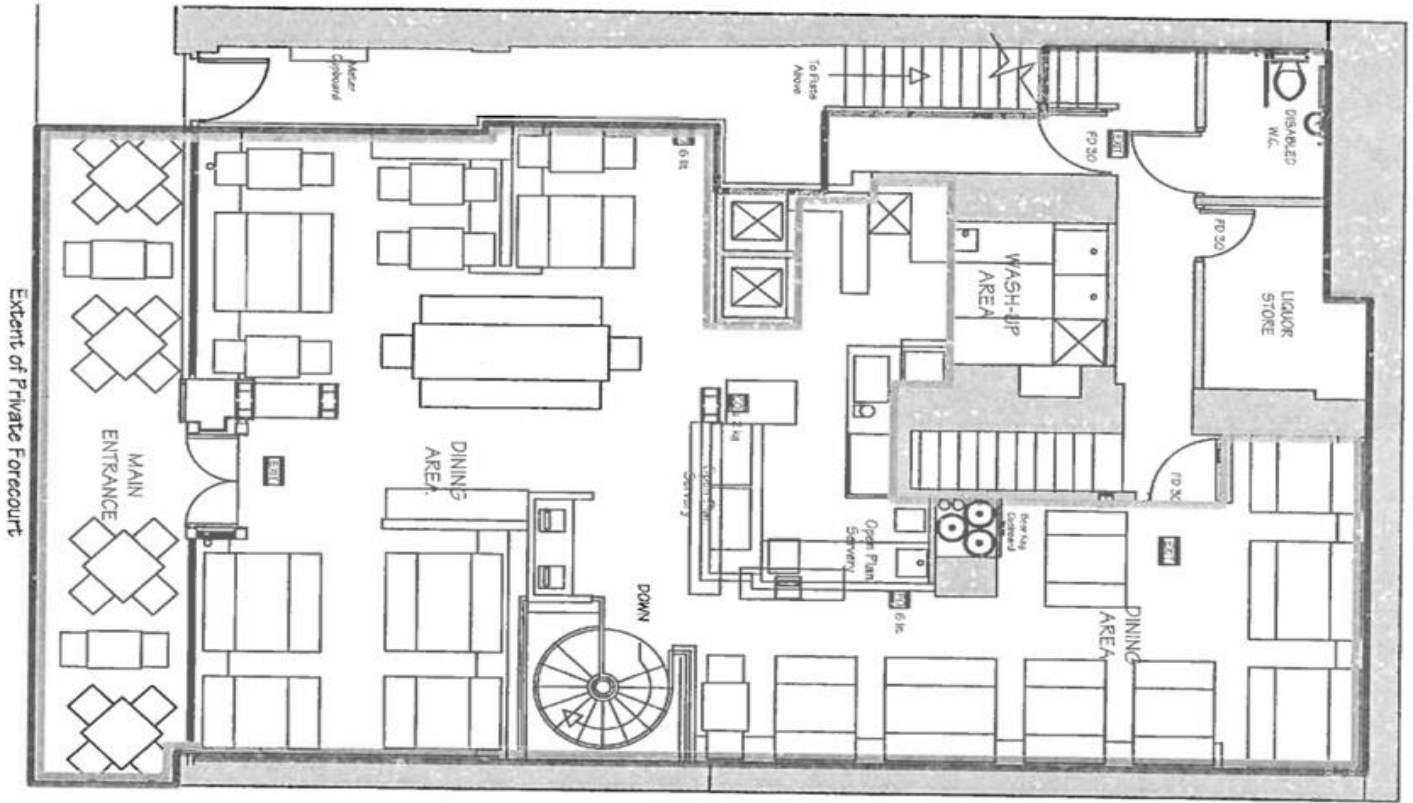
[Link to Location Map](#)



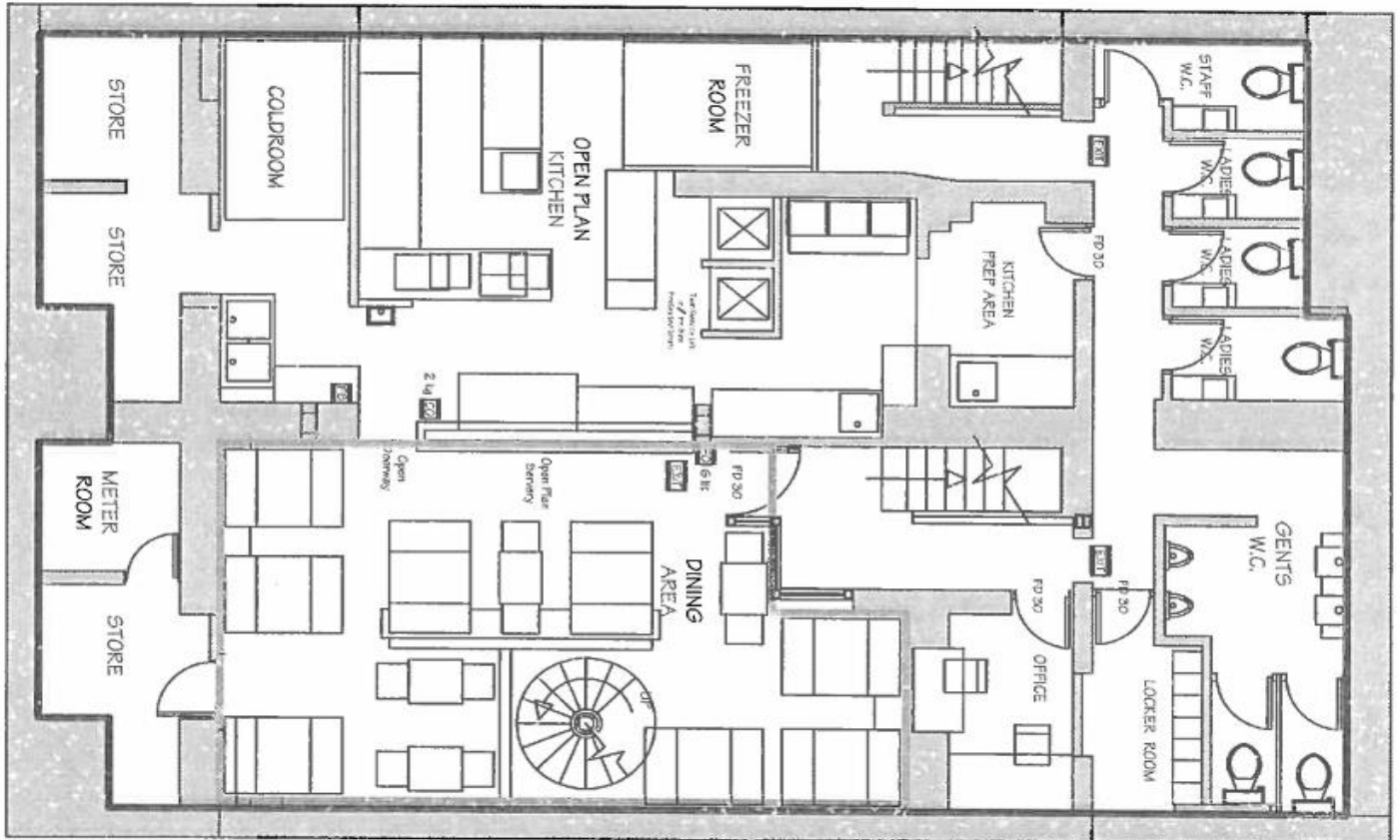
Source: Google Maps. Not to scale - Provided for indicative purposes

## Plans

### Ground Floor



### Basement



Not to scale – provided for indicative purposes only.

## Internal Photo

