# Fitted gym unit to let.

**37-41 Westbourne Grove**
**Notting Hill**
**W2 4UA.**

GCW.
**020 7408 0030**
**gcw.co.uk**

**Opportunity to subdivide and scope for a new lease, subject to landlord approval.**

**Fitted unit, ideal for boutique fitness or wellness use.**

**Busy, affluent London location, in close proximity to The Whiteley development.**

## Contact.

**Archie Morriss**
archie.morriss@gcw.co.uk
020 7647 4822

**Kimran Gill**
kimran.gill@gcw.co.uk
020 7647 4809

## Location.

Notting Hill is a busy, affluent London location. It has a population density, and is popular with tourist. The property is in **close proximity to The Whitely development**, which is to provide 139 new apartments, a 110 room luxury hotel, and 20 commercial units.

The premises occupies a prime position on Westbourne Grove. Nearby occupiers include **Joe & The Juice**, **Flying Tiger**, **Planet Organic**, **BoConcept**, **Sainsbury's**, **Costa**, **Waitrose** and **Gail's**.

## Accommodation.

The premises comprise the following approximate net internal area:

| | | |
|---|---|---|
| Ground Floor | 407.00 sq m | 4,381 sq ft |

## Rent.

£234,000 per annum exclusive.

## Business Rates.

**Rateable Value** £169,000
**UBR (2025/26)** 55.5p
Interested parties are advised to make their own enquiries with the Local Authority on 020 7361 3000.

## Lease Terms.

The current lease expires 9th September 2029, and is held outside L&T Act. Premium offers invited.

## Service Charge.

Estimated to be £23,000 per annum.

## Energy Performance Certificate.

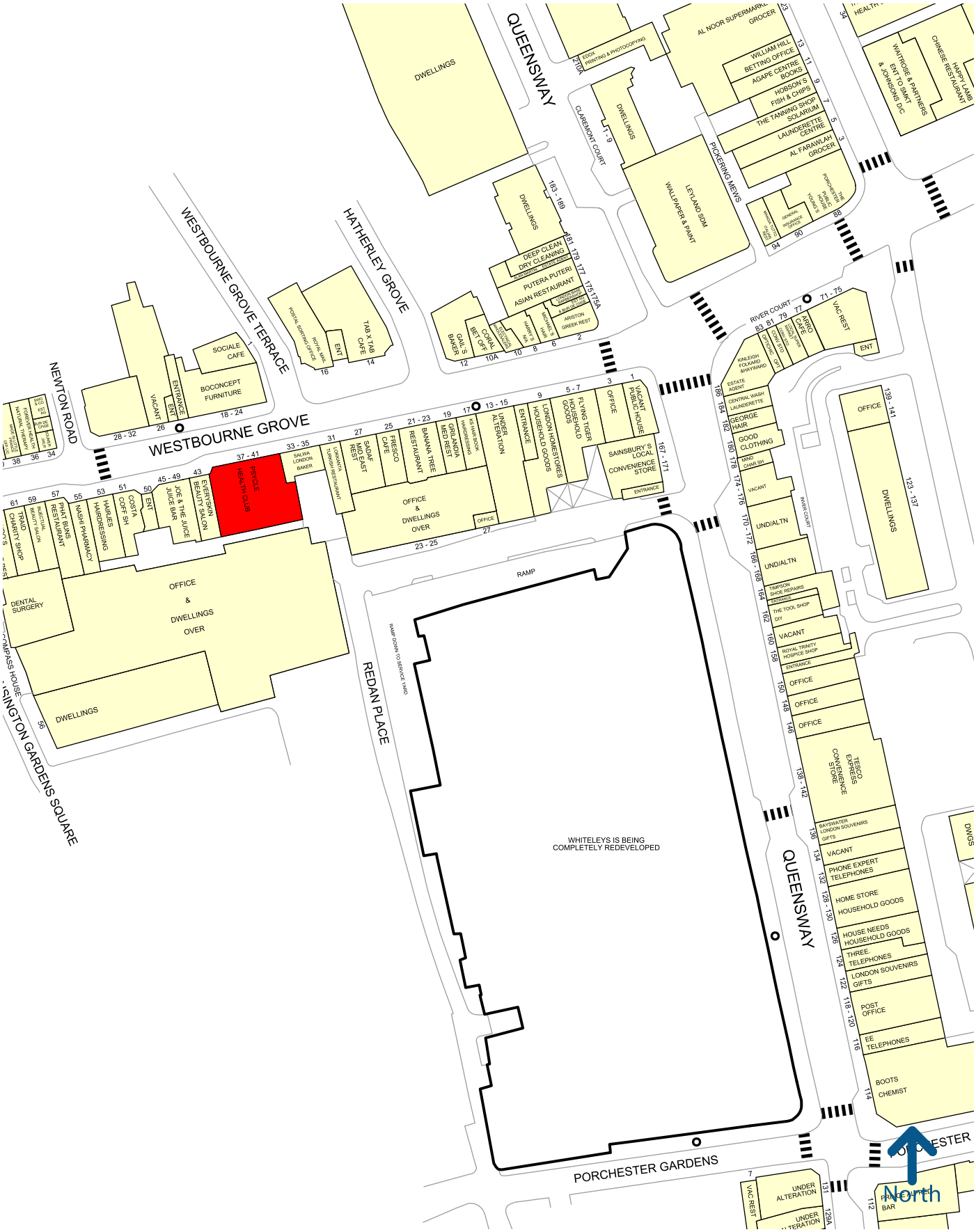
Band C. Report available on request.

## Legal Costs.

Each party to be responsible for their own costs.

**Subject to Contract.**
March 2025

# Notting Hill, 37-41 Westbourne Grove.
# W2 4UA.




Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 2 Leman Street, London, E1 8FA.
Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance SurveyMap with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 2 Leman Street, London, E1 8FA.