58 Porchester Road | Royal Oak | London | W2 6ET
PART GROUND & BASEMENT TO LET

james ashley
commercial
property consultants

- part ground floor & basement

- 170.01 m^2 (1,830 ft^2) approx.

- 'sui generis' use class

- former bar/nightclub

- rent: £32,500 per annum

- alternative uses considered - stp

DESCRIPTION

Prominent mid terrace former late night bar/night club (**alcohol licence revoked**) arranged partly over the ground floor and mainly in the basement. The ground floor comprises an entrance kiosk/cloakroom, staff WC, kitchen, store room, male and female WC's. Potential for outdoor seating on the ground floor at the front.

The basement is mainly open plan, with a central dance floor, bar area, various seating areas, dj booth, stage, store room/cellar and office. We understand the premises have a 'Sui Generis' Use Class (Bar/Night Club). Alternative uses will be considered - subject to a change of use/planning.

LOCATION

Located on Porchester Road (B411), between Gloucester Terrace and Harrow Road (A404) in Royal Oak (Bayswater).

Neighbouring occupiers include; Virgin Red, Bootcamp Pilates, The Bengal Indian Restaurant, Powervibe Fitness Studio, Seventeen Chinese Restaurant, Co Create Wellness Centre, Chesters Coffee Shop, Catori Beauty Salon, Porchester News, Gallant Barbers and Sun Dry Cleaners.

Royal Oak Underground station (Circle and Hammersmith & City lines) is within walking distance. There are also buses serving the area located on Porchester Road, close to the premises.

ACCOMMODATION

Ground floor	35.30 m^2	380 ft^2	
Basement	134.71 m^2	1,450 ft^2	
Total	170.01 m^2	1,830 ft^2	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £18,750. Contact Westminster City Council on 020 3772 2602 to confirm what amount is actually payable.

VIEWING

By prior appointment only, contact the landlords sole agents: -

Ashley Brudenell or James Stefanopoulos