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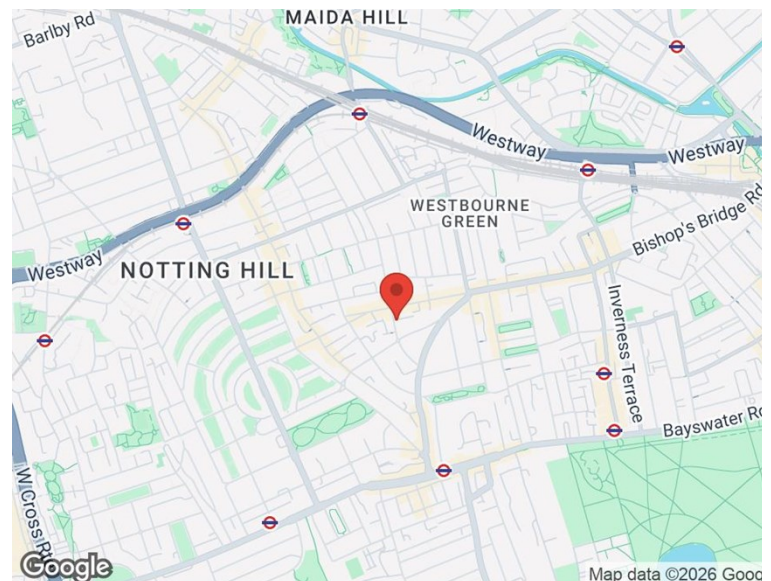
38b Ledbury Road, London, W11 2AB

A GROUND FLOOR RETAIL PREMISES ON LEDBURY ROAD NOTTING HILL

TO LET

Area: 428.00 FT² (39.76M²) Rent: £55,000 per annum, exclusive of VAT

- Bright westerly facing glazed frontage
- High ceilings
- Open plan retail area
- Kitchenette with hot water boiler
- Storeroom / office
- Staff W/C
- Wall mounted radiators
- Smoke alarm system





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LOCATION:

The premises are situated on the easterly side of Ledbury Road in a parade of shops and uppers, in between the junctions with Westbourne Grove and Chepstow Villas, at the corner of Ledbury Mews North. Other local businesses include, With Nothing Underneath, Maison SL, Flabelus, Baby Mori, Sweaty Beaty, Diny Hall Jewellery, Pippa Small Jewellery, Le Creuset, How Matcha, Penelope Chilvers, Augustine Jewels, Melissa Odabash, London Ski Co, Derek Rose, Wrap London, Sandro, Reformation, Jigsaw, Love Shack Fancy, James Perse, St. George's Clothing, Max Mara, Sessun, Ganni, Aesop, Toast, American Vintage, Rails, Finley Opticians, Daylesford Organic, L'Eto, Ottolenghi, Juicebaby, Granger & Co, and Wild. Portobello Road Market is within a short walk and public transport is accessed via Notting Hill Gate (Central, District and Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A retail premises (Use Class E) occupying the ground floor of a 2 storey, mixed-use, early 19th Century terraced building. The three-quarter glazed frontage leads to an open plan retail area / studio, with a glazed partition to the rear enclosing a kitchenette, storeroom / office and staff W/C.

The unit is in white box condition, with a painted floor and fitted with wall mounted electric heaters, pendent lighting and a smoke alarm system.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	428.00	39.76
TOTAL	428.00FT²	39.76M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £55,000.00

RATES:

Rateable Value: £45,000 per annum

Rates Payable: £19,440 per annum

SERVICE TBC

CHARGE:

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

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

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC:

Available upon request.

CONTACT:

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