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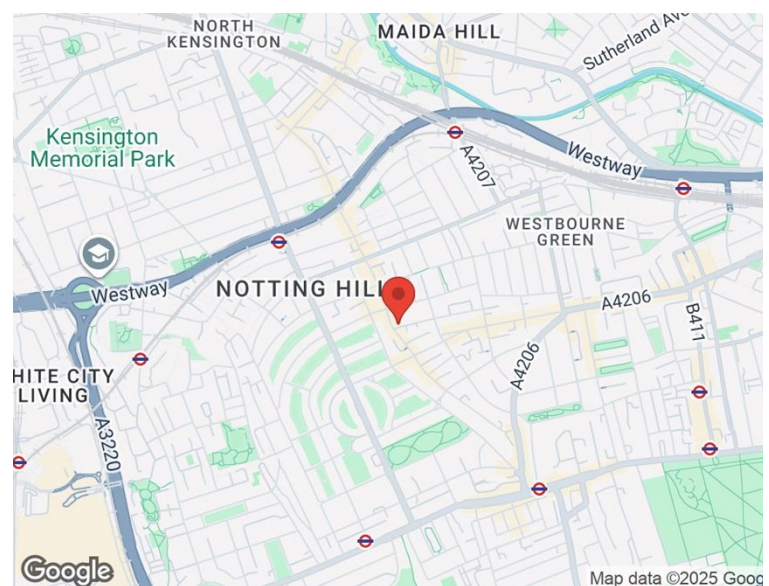
77 Lonsdale Road, London, W11 2DF

A STUDIO OFF PORTOBELLO ROAD IDEAL FOR PILATES / YOGA / PT OR DANCE

TO LET

Area: 602.00 FT² (55.93M²) Rent: £30,500 per annum, exclusive

- Good natural light
- Fitted dance studio
- Mirrored walls
- Engineered hardwood flooring
- Shower room & W/C
- Air conditioning
- Recessed spotlights
- Recessed speakers





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LOCATION:

The premises are situated in a parade of shops and uppers on the northerly side of Lonsdale Road, adjacent to the junction with Portobello Road. The area benefits from the vibrant market, arcade, shops, cafes and restaurants on Portobello Road, including Gail's Bakery, Maison Puget, The Humming Bird Bakery, Notting Hill Bakery, Brasserie Notting Hill, Gold Modern European, Zephyr (Greek), Portobello Road Distillery, Admiral Vernon Antique Market, Dolphin Arcade, Red Lion Antique Market, Harris's Arcade, Ci Tua Osteria Romana, The Blue Door Clothing, Luxtyle, Kin Store, Winter Vinatge and Alveston Fine Art. Public transport is accessed via Notting Hill Gate (Central, District and Circle lines) and Ladbroke Grove (Hammersmith & City lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises (Use Class E) occupies the rear ground floor of a 3 storey, mixed-use, Victorian terraced building. To the right of the glazed frontage is a shared private entrance and hall leading to a studio room with a vaulted skylight (approx. 3.7m to the apex). The studio is fitted with floor to ceiling mirrors, ballet barre, air conditioning, recessed spotlights and speakers and wood flooring. Off the entrance hall is a tiled shower room and W/C. Excellent condition.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Studio	602.00	55.93
TOTAL	602.00FT²	55.93M²

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: £30,500.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £23,750 per annum
Rates Payable: £11,851.25 per annum

NB: We strongly advise that you verify the rates with the London Borough of Kensington & Chelsea on 0207 361 2828.

POSSESSION: Full vacant possession immediate 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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