

Ladbroke Grove, W10 (facing Lancaster Road)

Fitted Café/Sandwich Bar with forecourt - Lease Available

Not suitable for hot food takeaway – other uses considered



Ground floor and basement, 110b Ladbroke Grove, London W10 5NE

Situation & Location

The property faces **Lancaster Road** close to the junction with **Ladbroke Grove**, and benefits from footfall associated with **Portobello market** and the two private prep schools situated in Lancaster Road, in addition to the resident population. Please see Goad plan below:

Description & Accommodation

The property comprises a self-contained ground floor and basement café, with forecourt (presently covered) providing the following approximate floor areas:-

Forecourt 150 sq ft 13.9 sq m Ground floor servery and kitchen 195 sq ft 18 sq m

Ground floor storage 20 sq ft 1.85 sq m Basement Prep. 87.5 sq ft 8.13 sq m plus WC and vaults

NB the covering of the forecourt does not have planning or superior landlord's consent.

Lease Held under an effectively full repairing and insuring lease inside the Landlord & Tenant Act 1954, expiring August 2031, with a rent review in August 2026

Premium A premium of **£25,000** is sought for the benefit of the fixtures and fittings

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease

Energy Performance Certificate Currently Band F – in remediation

Business Rates The rateable value for the premises is £13,250 and the rates payable for the current year ending 31/03/25 are £496 for businesses qualifying under the retail relief scheme. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

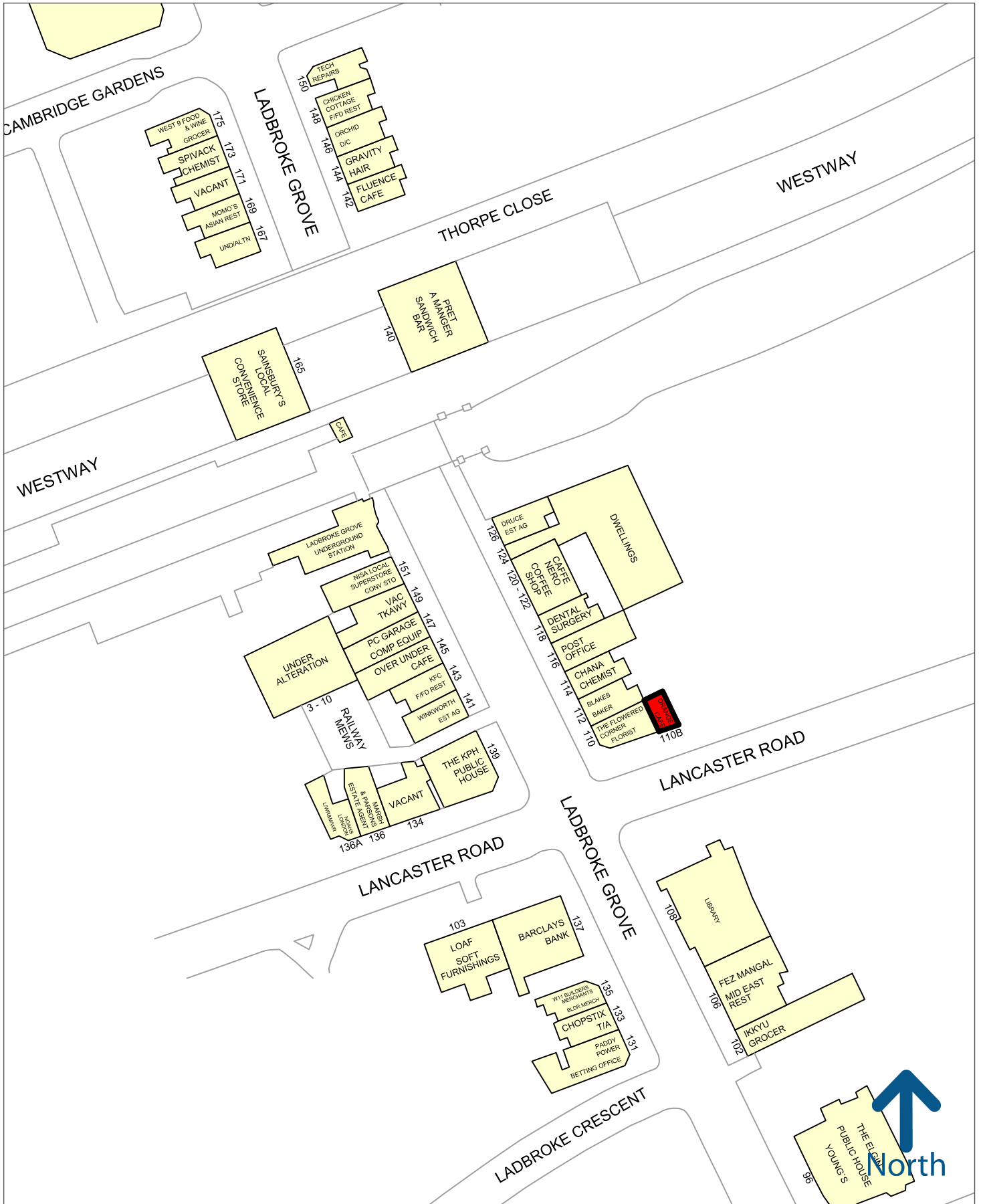
VAT Will not apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

SUBJECT TO CONTRACT AND STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885



Experian Goad Plan Created: 06/04/2024
Created By: JMW Barnard

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com