

Notting Hill Gate W11

Prominent Retail Unit with Forecourt

Due To Relocation – Lease Available - 608 sq ft sales



1a Ladbroke Road, W11 3PA

Situation & Location

The property is prominently situated in **Notting Hill Gate** and benefits from the highly affluent resident population and a high volume of visitors. **Notting Hill Underground** (Central, Circle, District Lines) is close by. Other businesses represented nearby include **Uli Restaurant, Portobello Pizza** and **Marsh & Parsons**. Please see Goad trader's plan below...

Description & Accommodation

The property comprises a self-contained ground floor shop with forecourt, with kitchen, meeting area and WC. Please see floorplan below.

Ground floor sales 608 sq ft 56.5 sq m

Terms An assignment of our clients effectively full repairing and insuring lease which has a term of 10 years from 8th June 2023 thus expiring in June 2033.

Current Rent £55,000 per annum, payable quarterly in advance and subject to upward only review on 9th June 2028

NB The trading hours are restricted to no later than 7pm

Legal Costs Each party to bear their own **Energy Performance Certificate** Rating 96 (Band D)

Business Rates The rateable value for the premises is £35,250 and the rates payable for the year ending 31/03/26 are £17,589 pa before any retail relief applicable. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT To be confirmed

Possession Immediate upon completion of legal formalities

Contact Sole agents:

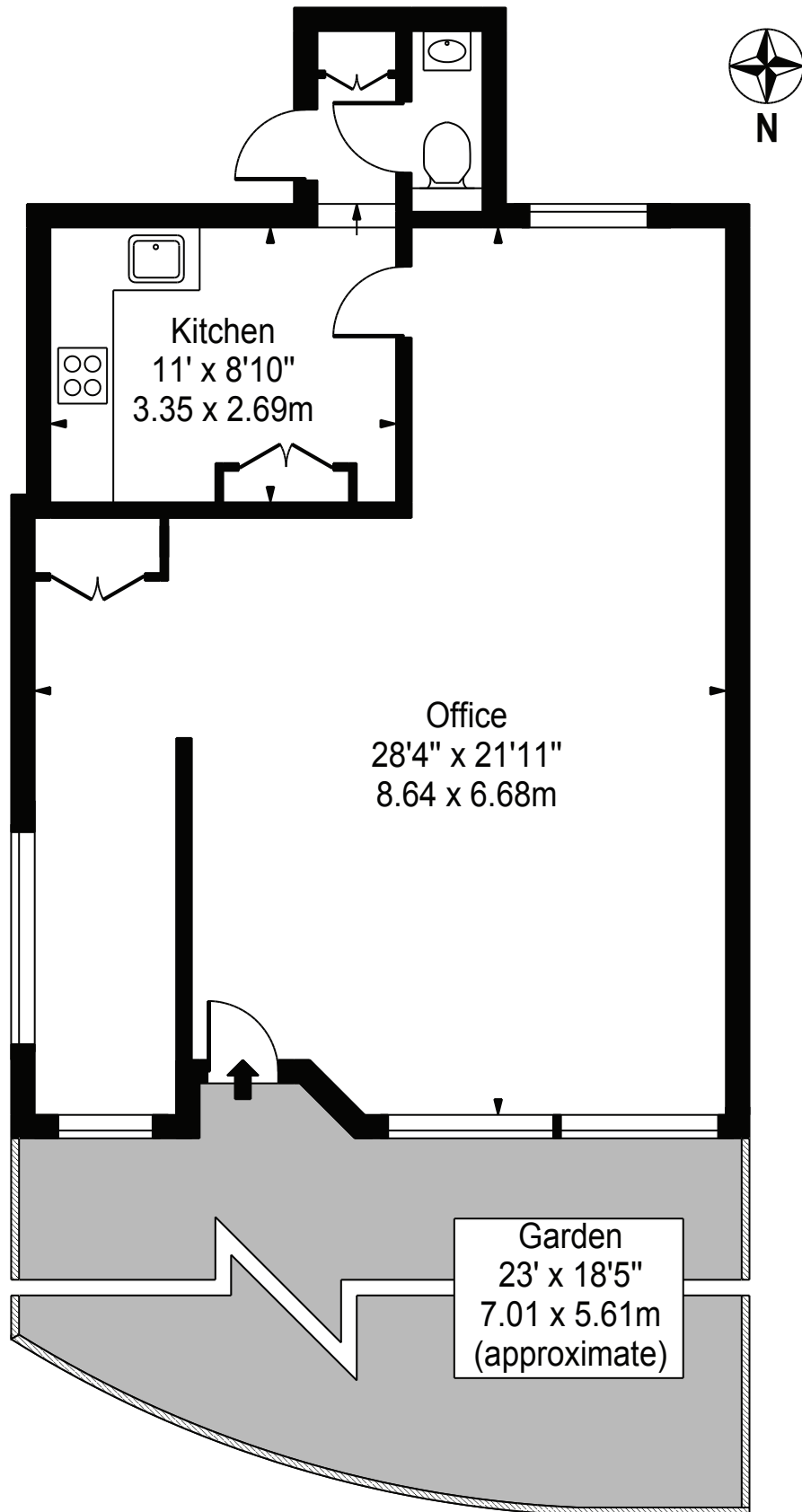
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Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, 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.

Ladbroke Road, W11

Approx. Gross Internal Area 641 Sq Ft - 59.55 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

