

Notting Hill W11

Well let Shop Investment for Sale

999 year lease plus share of freehold; Vat Free;

Seven Years Unexpired



Ground floor and basement, 41 Ledbury Road, London W11 2AA

Situation & Location

The property is situated in the northern section of Ledbury Road, close to the junction with Chepstow Villas. Other retailers located in this section of Ledbury Road include Sweaty Betty, David Clulow, Aimé and Blink Brow Bar. Westbourne Grove and Ledbury Road combine to form the core, upmarket retail and hospitality zone of Notting Hill. Please see Goad traders plan below.

Accommodation

The property comprises a self-contained ground floor and basement retail unit providing the following approximate floor areas:- Ground Floor Sales 546 sq ft (ZA 377 ZB 106 Rear Sales 63); Basement Ancillary 476 sq ft

Tenure 999 year lease at a peppercorn, plus share of freehold management co.

Lease Let for 15 years expiring 2.10.2031 on effectively full repairing and insuring terms.

Rent £77,500 pa, subject to upward only review in October 2026

Tenant Let to Hari & Friends Ltd, trading as Hari's Salon, a hairdressing and beauty business established in 1977 and currently operating from five locations, successfully trading at this property since 2016 <https://harissalon.com/>

Guide Price One million and forty thousand pounds (£1,040,000) to offer a net initial yield of **7.04%** after costs of purchase at 5.8%.

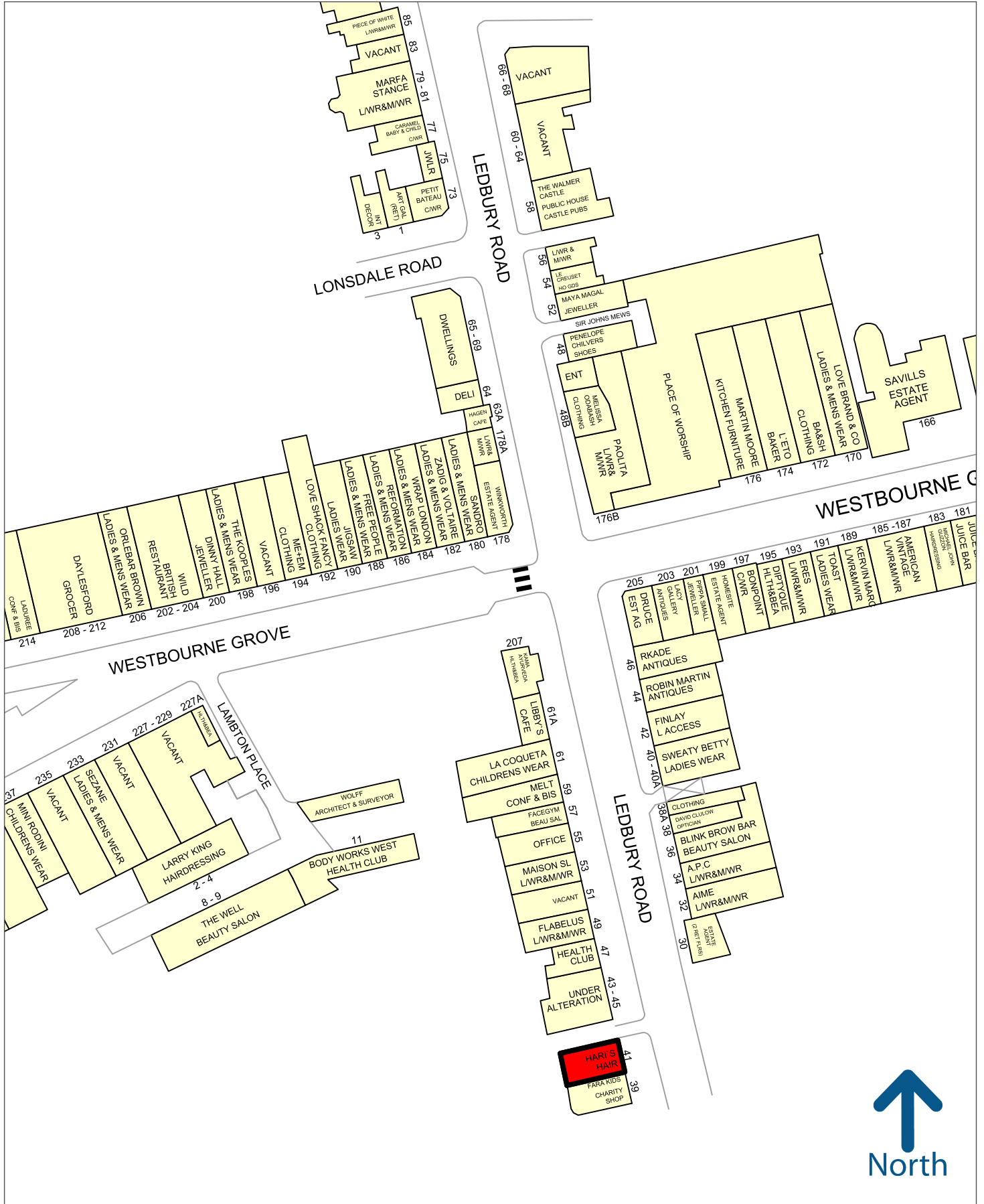
Legal Costs Each party to bear their own **VAT** Will not apply

Energy Performance Certificate EPC (Band D) expired – new EPC in preparation

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

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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.



50 metres

Experian Goad Plan Created: 20/11/2024
Created By: JMW Barnard