JMW • Barnard

Prime Notting Hill W11 – For Sale or To Let

Net 1,710 sq ft 159 sq m Class E on 1st and 2nd floors

Currently fitted as wellness spa/clinic but available stripped out – quiet mews setting by Westbourne Grove



First and Second Floors, 8-9 Lambton Place, London W11 2SH

Situation & Location

The property forms part of this quiet mews situated immediately to the south of **Westbourne Grove** in the heart of Notting Hill's prime retail district. Neighbouring occupiers include **Bodyworks West** and the **Notting Hill Club**. Please see location plan below.

Description & Accommodation

The property is self-contained with its own private ground floor entrance and is planned on first and second floors. Currently fitted out as a wellness spa it is also available stripped out and in open plan.

Approximate net useable floor areas are as follows (floor plans on request):-

First floor	1010 sq ft 94 sq m	
Second Floor	700 sq ft 65 sq m (789 sq ft including reduced head height area - under 1.75m)	
Total	**1,710**	**159 sq m**

Approximate gross internal floor area is some **2,076 sq ft 193 sq m**

Amenities

3 WC's; Kitchen/Staff Room; Air Conditioning (not tested).

Terms

Sale 999 year peppercorn lease available with vacant possession – guide price **£1,600,000**

Lease A new effectively full repairing and insuring (by way of service charge) lease is available for a flexible term, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, unless otherwise agreed, at a guide rent of **£90,000** per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Legal Costs Each party to bear their own **Energy Performance Certificate** In preparation

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Business Rates Rateable Value £94,500 Rates Payable year 26/27 £45,360 Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 020 8315 2082

VAT Not currently VAT opted **Possession** Immediate upon completion

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.



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