

Notting Hill W11

Class E Shop & Basement

To Let- Sales 60 sq m Ancillary 71 sq m



136 Lancaster Road W11 2ED 1QU

Situation & Location

The property is situated on the northern side of Lancaster Road, close to the junction with **Ladbroke Grove**, opposite **Loaf** and adjacent to **Mathnasium**. Please see location plan below.

Description & Accommodation

The property comprises a self-contained ground floor and basement retail unit providing the following approximate floor areas:-

Ground floor sales	420 sq ft	39.0 sq m
Ground floor rear office	228 sq ft	21.2 sq m
Mezzanine office	106 sq ft	9.8 sq m
Mezzanine store*	258 sq ft	24.0 sq m
Basement office/kitchen	275 sq ft	25.5 sq m
Basement vaults	124 sq ft	11.5 sq m

Rent £39,500 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of 10 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 53 Band C

Business Rates The rateable value for the premises is £27,500 and the rates payable for the current year ending 31/03/26 are £13,722. 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** Estimated late summer 2025 - date to be confirmed

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

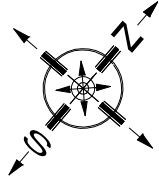
Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com


SUBJECT TO CONTRACT AND STATUS

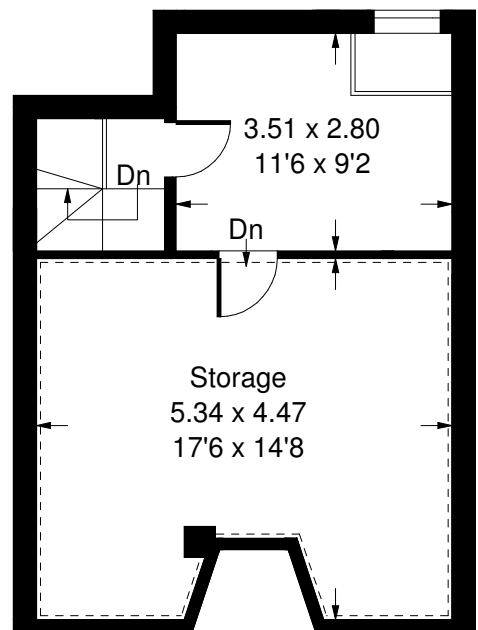
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties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

Lancaster Road, W10

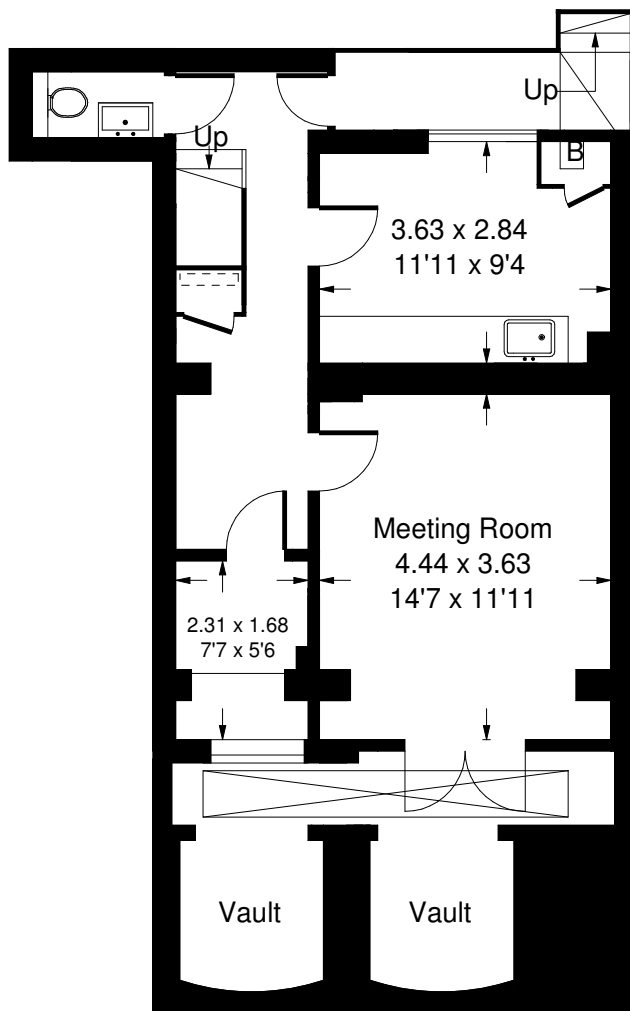
Approx. Gross Internal Area
159.7 sq m / 1719 sq ft
(Including Vaults & Storage)



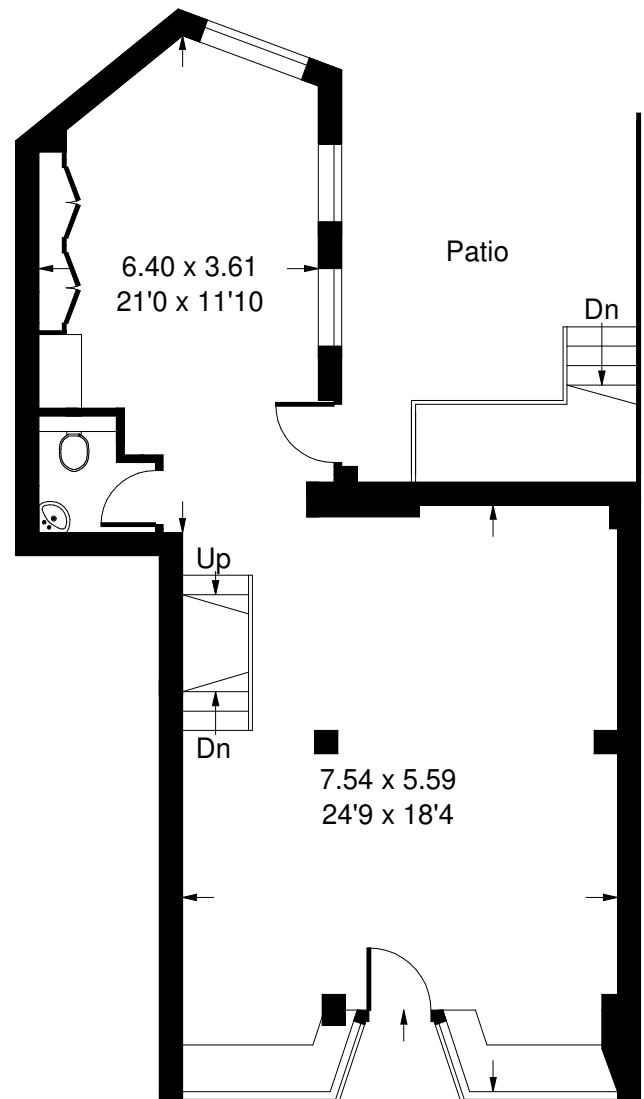
 = Reduced headroom
below 1.5 m / 5'0



First Floor



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



Promap

LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4