

Ledbury Road, Notting Hill W11

Shop and Basement To Let 500 sq ft 46.4 sq m



53 Ledbury Road W11 2AA

Situation & Location

The property is situated on the western side of Ledbury Road , north of Westbourne Grove close to the junction with Ledbury Mews. Other retailers located nearby include Emma Hope, Wolf & Bagder, Hari's Hairdressers, Blink, Sweaty Betty, A.P.C. Please see traders plan below.

Description & Accommodation

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

Net Frontage 15ft 4 in 4.67 m Gross Frontage 28ft 7in 8.71 m

Shop Depth 28ft 7in 30.75 m

Ground floor sales 331 sq ft 30.75sq m

Basement Sales 170 sq ft 15.79 sq m

Rent £58,000 per annum exclusive, payable monthly/quarterly in advance, subject to five yearly upward only review.

Lease A new effectively full repairing and insuring lease is available for a term of 10 years

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

Energy Performance Certificate An EPC

Business Rates

The local authority has verbally informed bus that the rates payable for the current year ending 31/03/17 are £23,980. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

Possession Immediate upon completion of legal formalities

Contact

Sole agents: JMW Barnard LLP Tel: **0207 938 3990** Jeremy Barnard jb@jmwbarnd.com

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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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