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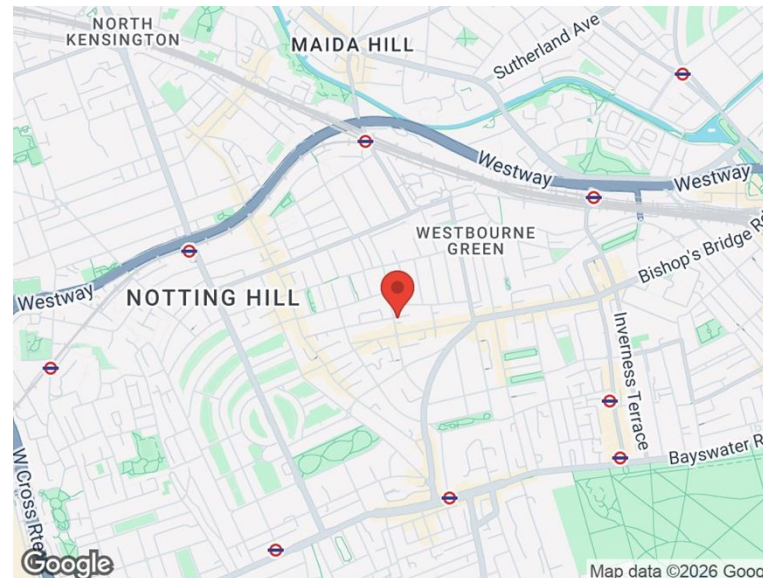
56 Ledbury Road, London, W11 2AJ

A PRIME POSITION RETAIL PREMISES IN NOTTING HILL

TO LET

Area: 1,124.00 FT² (104.42M²) Rent: £90,000 per annum, exclusive

- Three-quarter glazed frontage
- Good ceiling height to the ground floor
- Split level open plan retail area
- x3 basement rooms
- Kitchen / breakout room / WC
- Recessed spot lighting & speakers
- Smoke and security alarm & CCTV
- Internal roller shutter





56 Ledbury Road, London, W11 2AJ

LOCATION:

The premises are situated on the easterly side of Ledbury Road in a parade of shops and uppers, in between the junctions with Westbourne Grove and Artesian Road, at the corner with Wellington Close. Other local businesses include, Le Creuset, How Matcha, Penelope Chilvers, Augustine Jewels, Melissa Odabash, London Ski Co, Derek Rose, Wrap London, Sandro, Reformation, Jigsaw, Love Shack Fancy, James Perse, St. George's Clothing, Max Mara, Sessun, Ganni, With Nothing Underneath, Aesop, Toast, American Vintage, Rails, Maison SL, Flabelus, Baby Mori, Sweaty Beaty, Diny Hall Jewellery, Pippa Small Jewellery, Finley Opticians, Daylesford Organic, L'Eto, Ottolenghi, Juicebaby, Granger & Co, and Wild. Public transport is accessed via Notting Hill Gate (Central, District and Circle lines).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

An attractive retail premises (Use Class E) occupying the ground floor and basement of a 2 storey, mixed-use, Victorian terraced building. The three-quarter glazed frontage leads to a split level, open plan retail area, with changing cubicles to the rear. The basement is arranged with 2 further retail / office / storage areas, a kitchen breakout area and W/C. To the front of the unit are vaults, original condition.

The unit is painted white throughout, with engineered wood flooring to the ground floor and laminate wood effect floor to the basement. The premises are fitted with a smoke alarm, emergency lighting, security alarm and CCTV (not tested), recessed spot lighting, recessed speakers and an internal roller shutter.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	566.00	52.58
Lower Ground Floor	558.00	51.84
TOTAL	1,124.00FT²	104.42M²

FLOOR PLAN:

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £90,000.00

RATES:

Rateable Value: £64,500 per annum

Rates Payable: £30,960 per annum

SERVICE TBC

CHARGE:

NB: We strongly recommend that you verify the rates with the City of Westminster's Business Rates Department on 0208 315 2050.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC:

Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
 07772 874 444
justin@knightcommerciallondon.co.uk

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