

FIND YOUR PLACE



**137 LADBROKE GROVE
W11 1PR**

**±2,500 SF
PROMINENT CORNER UNIT
GROUND FLOOR & BASEMENT
USE CLASS E**

AVAILABLE FOR LEASE

BACK ON MARKET

£125,000 PAX

3 MONTHS RENT FREE*

READY FOR IMMEDIATE OCCUPATION

*subject to covenant strength, lease length and contract

CALL 0207 435 6100 FOR FURTHER INFORMATION

OVERVIEW

**137 LADBROKE
GROVE**

**BACK ON MARKET
±2500 SF RETAIL
UNIT FOR LEASE
£125,000 PAX**

An exceptional opportunity to lease a landmark commercial building occupying one of the most recognisable corner positions in Ladbroke Grove.

Formerly occupied by Barclays Bank, this substantial property offers extensive accommodation over the ground floor and basement, making it suitable for a wide variety of occupiers seeking a flagship London presence.

The property benefits from an impressive return frontage providing outstanding visibility from multiple aspects, together with generous internal floor space suitable for retail, showroom, medical, fitness, office, hospitality or other Class E uses.

Available on a new Full Repairing & Insuring lease on commercially attractive terms, with three months' rent free offered, subject to covenant and lease length.

Ladbroke Grove Underground Station is only a short walk away, providing direct access via the Circle and Hammersmith & City Lines. The world-famous Portobello Road Market is also within easy walking distance, attracting significant footfall throughout the week and particularly on market days.

The surrounding area comprises an excellent mix of national retailers, cafés, restaurants and independent businesses including:

- Sainsbury's
- Tesco
- Pret A Manger
- Caffè Nero
- KFC
- Loaf
- Daakoo

PROPERTY HIGHLIGHTS

- Iconic former Barclays Bank building
- Landmark corner position
- Highly prominent frontage
- Ground floor and basement accommodation
- Class E (Commercial, Business & Service) Use
- Available on a new Full Repairing & Insuring (FRI) Lease
- Off-street parking*

PROPERTY SUMMARY

- **Back on market**
- **Asking Price: 125,000 PAX**
- **Three months' rent free** offered, subject to lease terms
- **Available immediately**

**subject to confirmation*

Email: contact@fyplondon.co.uk

Website: www.findyourplace.co.uk

Phone number: 0207 435 6100

These particulars are provided for general information purposes only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, plans, photographs, specifications and other details are given in good faith but are not guaranteed and should not be relied upon as statements or representations of fact. Interested parties must satisfy themselves as to the accuracy of all information by inspection or otherwise. Any areas, measurements or distances quoted are approximate. Subject to

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PROPERTY PHOTOS

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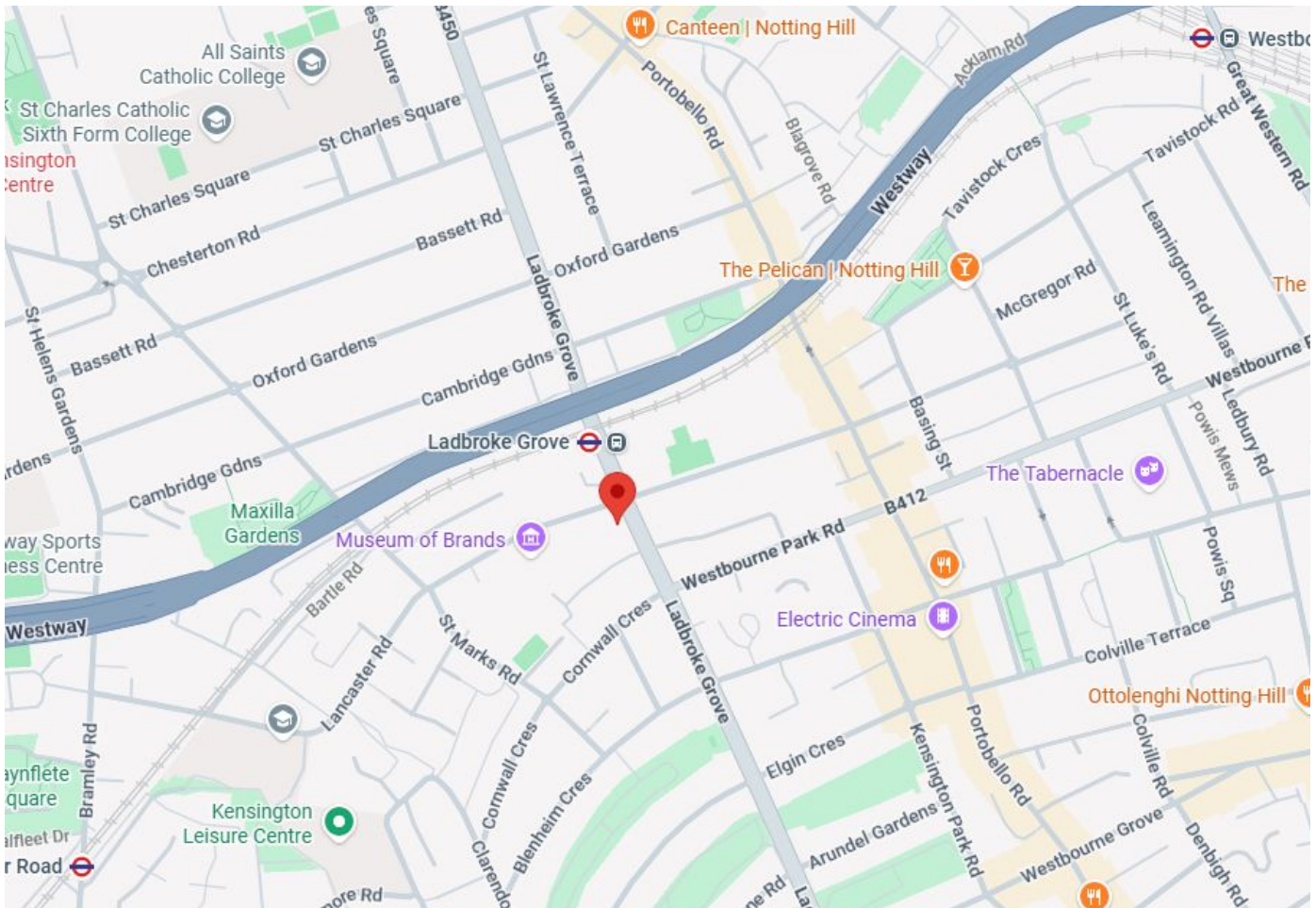
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STREET MAP

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AVAILABLE NOW



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