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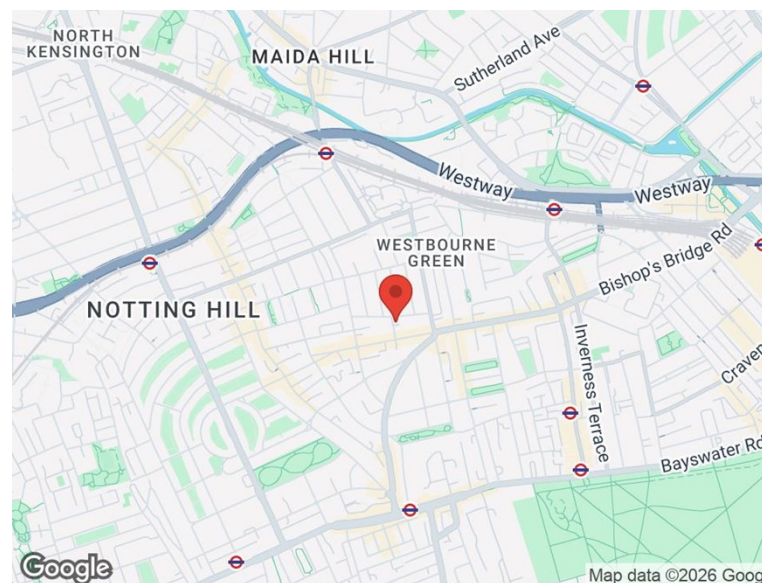
12 Needham Road, London, W11 2RP

A LIVE WORK STUDIO / SHOP & FLAT IN THE HEART OF NOTTING HILL OFF WESTBOURNE GROVE

TO LET

Area: 682.00 FT² (63.36M²) Rent: £63,500 per annum, exclusive

- Attractive glazed retail frontage
- Open plan studio / retail area
- Rear kitchen
- LGF 1 bedroom / studio flat
- Kitchen
- Bathroom
- Limed oak flooring
- Walled garden





12 Needham Road, London, W11 2RP

LOCATION:

The premises are situated in a parade of shops and uppers on the easterly side of Needham Road, in between the junctions with Artesian Road and Westbourne Grove. The local high streets are principally populated by independent, bespoke and artisan businesses including, Tiba + Marl, Flow Gallery, Toast, American Vintage, Eres, Bonpoint, Pippa Small Jewellery, Sandro, Wrap London, Zadig & Voltaire, Reformation, Kooples, Rails, Wild (Modern European), Daylesford Organic, Ottolenghi, Juicebaby, Sumi (Japanese), Jusu Brothers, Taqueria (Mexican), The Cock & Bottle and Granger & Co. Public transport is accessed via Notting Hill Gate Station (Central, District & Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises (Use Class E/C3) are formed from the ground and lower ground floors of a 2 storey, mixed-use, Victorian terraced building. The three-quarter glazed frontage leads to an open plan retail area with good ceiling height and wood flooring. To the rear is a kitchen with garden access and stairs descending to the lower level. The lower ground floor is arranged with an open plan sitting room with garden access and a bathroom to the rear. To the front is a bedroom and vaults storage.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	364.00	33.82
Basement	318.00	29.54
TOTAL	682.00FT²	63.36M²

FLOOR PLAN:

LEASE TERMS:

To grant rolling Licences to Occupy for a term of up to 12 months.

RENT: £63,500.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £22,50 per annum
Rates Payable: £9,720 per annum

NB: We strongly recommend that you verify the rates with Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

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:

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