



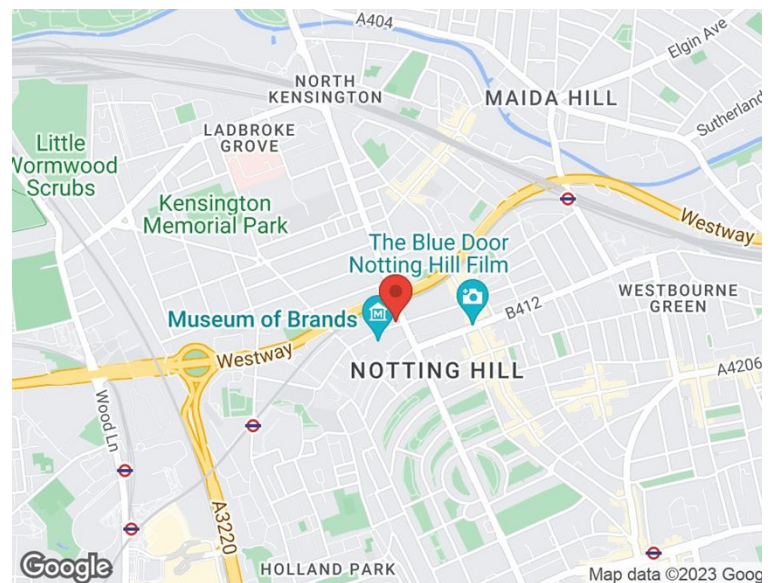
## 134 & 134a Lancaster Road, London, W11 1QU

A DOUBLE FRONTED RETAIL PREMISES SET BACK BEHIND A DEEP PAVEMENT OFF LADBROKE GROVE

### TO LET

Area: 1,947.00 FT<sup>2</sup> (180.88M<sup>2</sup>) | Rent: £68,000 per annum, exclusive |

- Fully glazed double frontage
- New plaster board finish to ground floor
- Shell and core to basement
- Exceptionally high ceilings to GF
- Good natural light
- Courtyard garden





## 134 & 134a Lancaster Road, London, W11 1QU

### LOCATION:

The premises are situated on the northerly side of Lancaster Road adjacent to the crossroads junction with Ladbroke Grove. The premises occupy a position one premises in from the corner junction with Ladbroke Grove and form part of a short parade of shops. Other local businesses include, Loaf, Barclays Bank, Chana Chemist, The Flowered Corner, Fez Mangal, Over Under Coffee, Caffe Nero, Zipline Courier Service, Oliver Fisher Solicitors and the Museum of Brands. Further shops, cafes and restaurants are within a short walk on Portobello Road. Public transport is accessed via Ladbroke Grove (Buses) and Ladbroke Grove Tube Station (Hammersmith & City line).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

A fully glazed, double fronted retail premises, occupying the ground floor and basement of a 2 storey, mixed-use Victorian terraced building. The double frontage has a recessed entrance which leads to an open plan retail area, with an aperture leading to a second open plan, front to back retail area. The ceiling height is exceptional and the southerly aspect invites good natural light. To the rear is an ancillary office and storage space, where an internal staircase to the basement can be introduced. The basement is currently accessed via an exterior staircase and arranged with two open plan retail areas, a storage room to the rear and four vaults storage rooms. Additionally there is access to a rear raised courtyard area and mews beyond, which the building backs onto. The ground floor is plaster boarded out and the basement is delivered shell and core.

### FLOOR AREA:

| FLOOR              | AREA FT <sup>2</sup>          | AREA M <sup>2</sup>        |
|--------------------|-------------------------------|----------------------------|
| Ground Floor       | 774.00                        | 71.91                      |
| Lower Ground Floor | 1,173.00                      | 108.98                     |
| <b>TOTAL</b>       | <b>1,947.00FT<sup>2</sup></b> | <b>180.88M<sup>2</sup></b> |

### LEASE TERMS:

**RENT:** £68,000.00

**SERVICE CHARGE:** TBC

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

**VAT:** Not elected for VAT

### RATES:

Rateable Value £35,750 per annum

Rates Payable £17,839.25 per annum

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

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### EPC:

Available upon request.

### CONTACT:

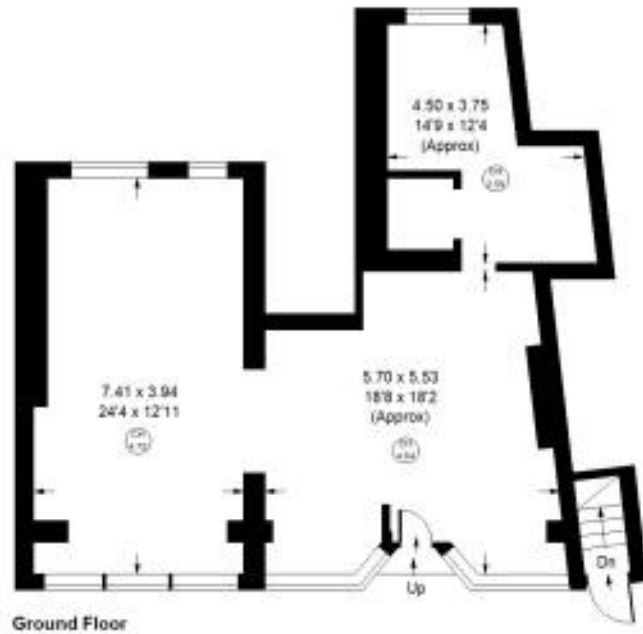
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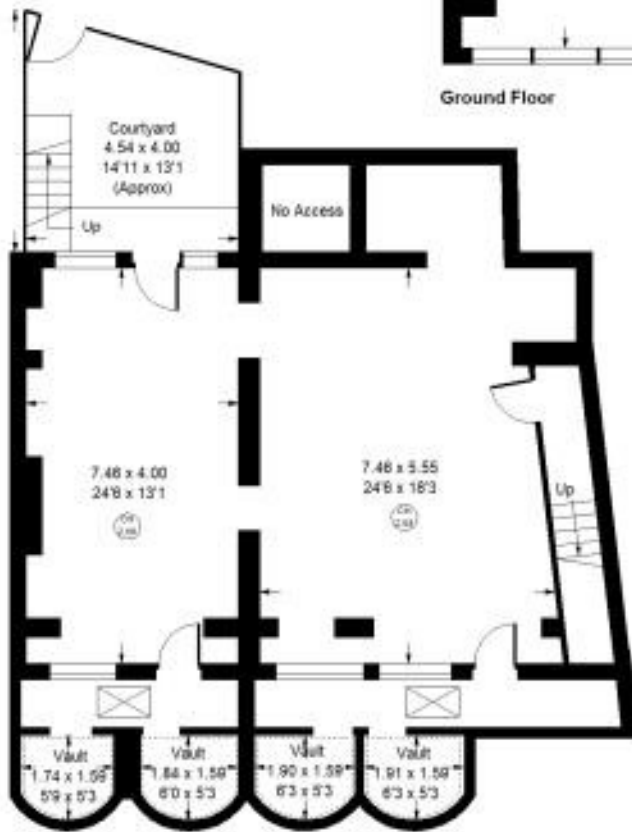


**Lancaster Road, W11**

Approx. Gross Internal Area  
 Ground Floor = 71.9 sq m / 774 sq ft  
 Lower Ground Floor = 109 sq m / 1173 sq ft  
 Total = 180.8 sq m / 1947 sq ft  
 (Including Vaults)



Ground Floor



Lower 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.