

K C L

MMXX  
1 5 3

## 49a Ledbury Road Notting Hill, London, W11 2AA

A GROUND FLOOR SHOP & BASEMENT OCCUPYING A PRIME POSITION ON LEDBURY ROAD

### TO LET

Area: 749.00 FT<sup>2</sup> (69.58M<sup>2</sup>) | Rent: £57,500 per annum, exclusive |

- Fully glazed frontage
- Good ceiling height to ground floor
- Fitted for hairdressing
- Basement treatment rooms / offices
- Kitchenette & W/C
- x3 tanked vaults areas
- Heating system
- Security roller shutter





## 49a Ledbury Road Notting Hill, London, W11 2AA

### LOCATION:

The premises are situated on the westerly side of Ledbury Road in between the junctions with Ledbury Mews North and Chepstow Villas. The shop forms part of a parade of shops, with other local businesses including; Sweaty Betty, Blink Brow Bar, Face Gym, Maison SL, APC, Aime, Toast, Pippa Small, Augustine Jewels, Hari's Salon, Fara Kids, Melt Chocolates, Paolita, Ottolenghi, L'Eto, Granger & Co., Beach Blanket Babylon, Daylesford Organic, John Michael Guzzon, Jigsaw, Kooples, ME+EM, Zandig & Voltaire, Kama Ayurveda Body Works West and Bodyism. Public transport is accessed via Notting Hill Gate tube station (Central, Circle & District lines).

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

### DESCRIPTION:

The premises occupies the ground floor and basement of a 3 storey, mid-Victorian, mixed-use building. The partially raised ground floor has a three-quarter glazed frontage, which opens into an open plan retail area. Access to the basement is via a staircase to the front of the premises, which serves as a light well. The basement is arranged with two treatment / office rooms, a kitchenette, W/C and x3 tanked vaults storage rooms.

The premises is in good order with hardwood flooring to the ground floor.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	353.00	32.79
Basement	396.00	36.79
<b>TOTAL</b>	<b>749.00FT<sup>2</sup></b>	<b>69.58M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

A new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated. NB – No food and beverage retailers

**RENT:** £57,500.00

**RATES:** Rateable Value £42,750 per annum

**SERVICE CHARGE:** TBC

Rates Payable £21,332.25 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.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities on **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**  
 07772874444  
[justin@knightcommerciallondon.co.uk](mailto:justin@knightcommerciallondon.co.uk)

**Knight Commercial London**