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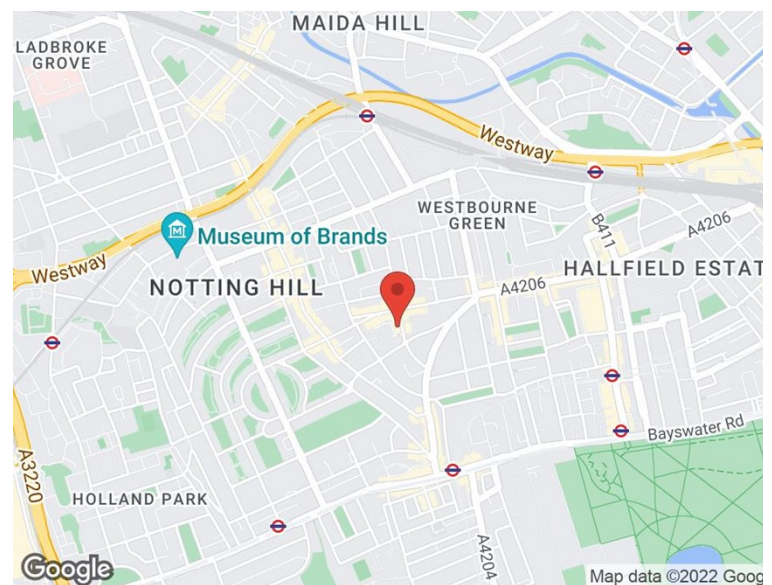
51 Ledbury Road, London, W11 2AA

A PRIME WEST LONDON RETAIL PREMISES ON LEDBURY ROAD
IMMEDIATELY OFF WESTBOURNE GROVE

TO LET

Area: 525.00 FT² (48.77M²) | Rent: £59,500 per annum, exclusive |

- Attractive frontage
- Good natural light
- High ceilings
- Open plan retail area
- Kitchenette
- W/C
- Air Conditioning
- Good decorative order





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LOCATION:

The premises are situated on the westerly side of Ledbury Road in between the junctions with Westbourne Grove & Chepstow Villas, occupying a mid-terrace position in a retail parade. Other local businesses include Sweaty Betty, Face Gym, Surge Fitness, Aime, APC, Maison SL, Zadig & Voltaire, Reformation, Free People, James Perse, Paolite Concept, Finley Opticians, Bodyism, Daylesford Organic, L'Eto, Ottolenghi, Juicebaby, Granger & Co., and Beach Blanket Babylon. Public transport is accessed via Notting Hill Gate (Central, District and Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

An attractive retail premises (Use Class E) occupying the ground floor of an early 19th Century, mixed-use, terraced building. There is a three-quarter glazed frontage direct onto Ledbury Road, accessed via three steps which leads to an open plan retail area with a kitchenette and W/C to the rear. The premises is in good order and currently fitted for fashion retail.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Retail Premises	525.00	48.77
TOTAL	525.00FT²	48.77M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS: An FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £59,500.00

RATES:

Rates payable £51,500 per annum
Rateable value £26,368 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.

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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