



ARMFORD
ESTATES



IMAGE IS CGI AND NOT THE ACTUAL PROPERTY

Fully Fitted Cafe

RENT: £33,000 PA

TERM: 7.5 YEARS UNEXPIRED

PREMIUM: £125,000

SIZE: 400 SQ FT

PER CALENDAR MONTH

£2,750 Per Calendar Month

Ladbroke Grove

London, W10 5NE

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PROPERTY SUMMARY

Ladbroke Grove is renowned for its lively atmosphere, with the iconic Portobello Road Market just moments away. This bustling market attracts a diverse mix of visitors and locals alike, creating a dynamic environment filled with independent retailers, artisan cafés, and long-established neighbourhood businesses. The area boasts a distinctive village-like charm, where year-round footfall ensures a lively community spirit.

Transport links are excellent, with Ladbroke Grove Underground Station providing easy access to the rest of London, making commuting a breeze. The surrounding residential streets are home to a loyal and affluent customer base, enhancing the appeal of this location for those who appreciate a vibrant lifestyle.

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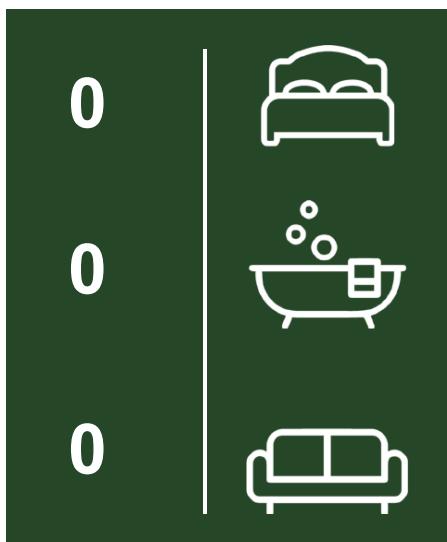


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	66	66
EU Directive 2002/91/EC		

EPC RATING: D COUNCIL TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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