

UNIT TO LET

83-85 Ledbury Road, London W11

LOCATION

The nearest tube station to Ledbury Road is Westbourne Park station which is a 7 minute walk North West. The unit is also within walking distance of Notting Hill, Bayswater and Ladbroke Grove.

The surrounding area primarily consists of high-end independent fashion brands, accompanied with local restaurants/cafes.

ACCOMMODATION

The property is arranged over ground and basement floors and provides the following approximate net internal floor areas

| | | |
|----------|------------|------------|
| Ground | 915 sqFT | 85.01 sqm |
| Basement | 1,193 sqFT | 110.83 sqm |
| Total | 2,108 sqFT | 195.84 sqm |

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value £156,000

UBR (2021/22) 51.2p

Rates Payable £79,872

Prospective tenants are advised to confirm any rating liability directly with the Local Authority and may benefit from concessionary rates until 1st April 2022.

TENURE

The property is available immediately by way of an assignment of the existing inside the Act lease, set to expire 1st July 2024.

RENT

£165,000 per annum exclusive.

PLANNING

Class E.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.



**BRUCE
GILLINGHAM
POLLARD**

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VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard or Omni Retail. Please contact:

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