

The background image shows a dimly lit art gallery. On the left, a painting of a woman's face and a still life with a blue vase and red flowers is visible. In the center, a dark wooden chair stands next to a small table with a red lamp. On the right, a large abstract painting with figures in blue and red tones is displayed. A central text overlay with a thin gold border contains the address information.

# 343 Ladbroke Grove

LONDON W1



**GLINT EXPRESS**

PROFESSIONAL GARMENT CARE  
DRY CLEANING • LAUNDRETTE • ALTERATIONS

RENAISSANCE

DAVID HILL GALLERY

243

**STAR PIZZ**

MORE DELIVERY FISH & CHIPS BURGER CHICKEN PASTA

# To let

1,338 SQ FT / 124 SQ M

Self-contained retail premises in  
Ladbroke Grove, suitable for Use  
Class E

(office, retail, café, delicatessen).

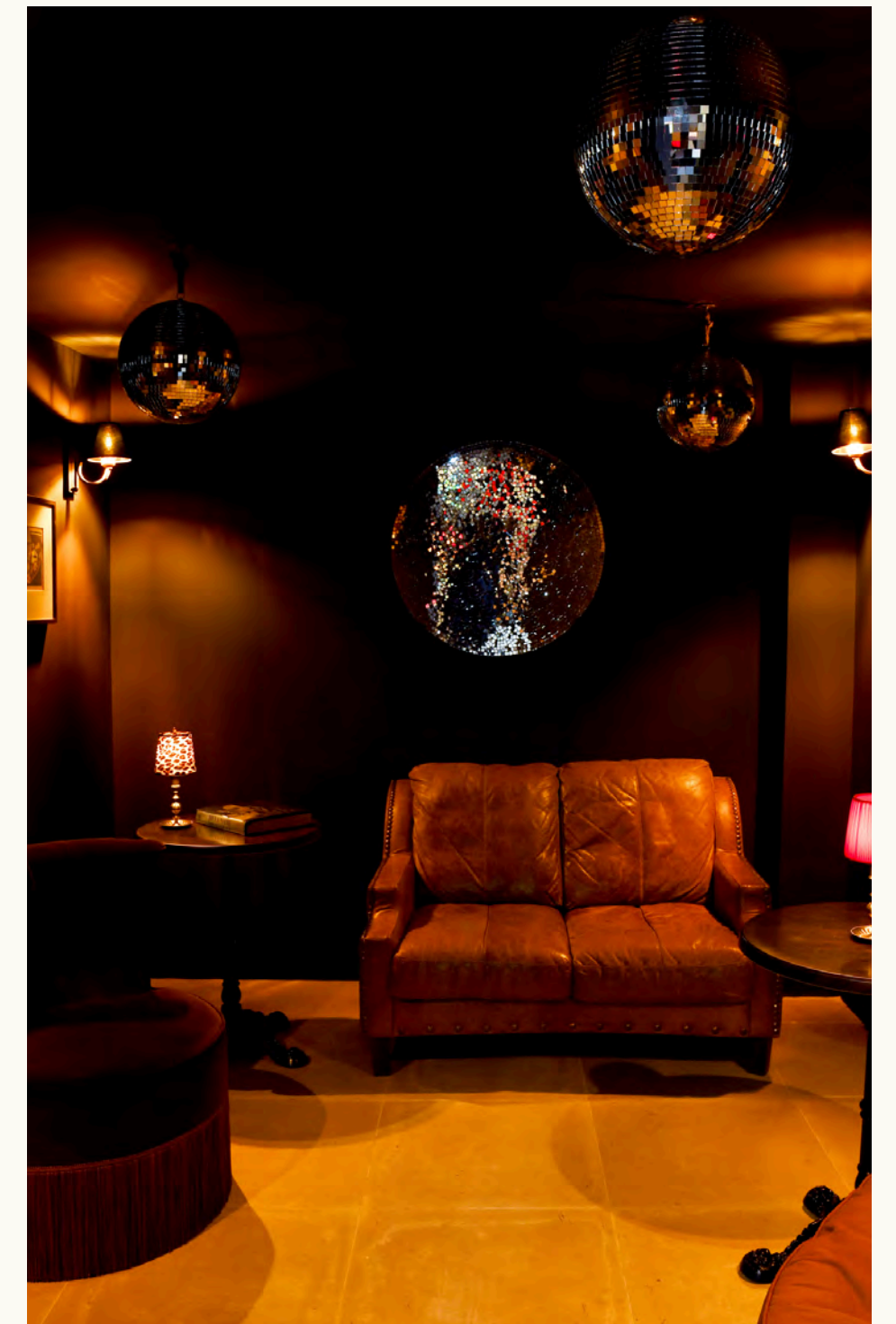
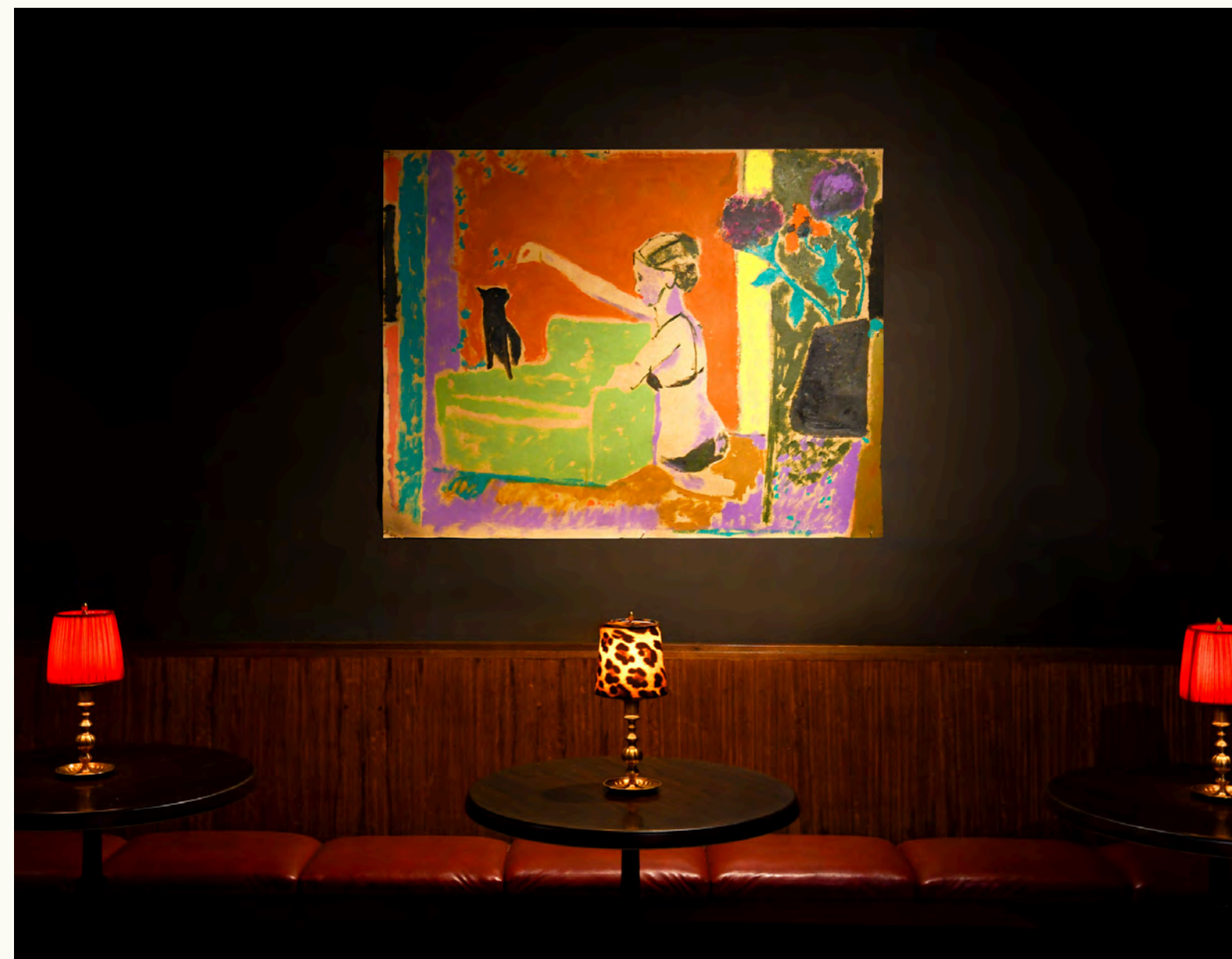
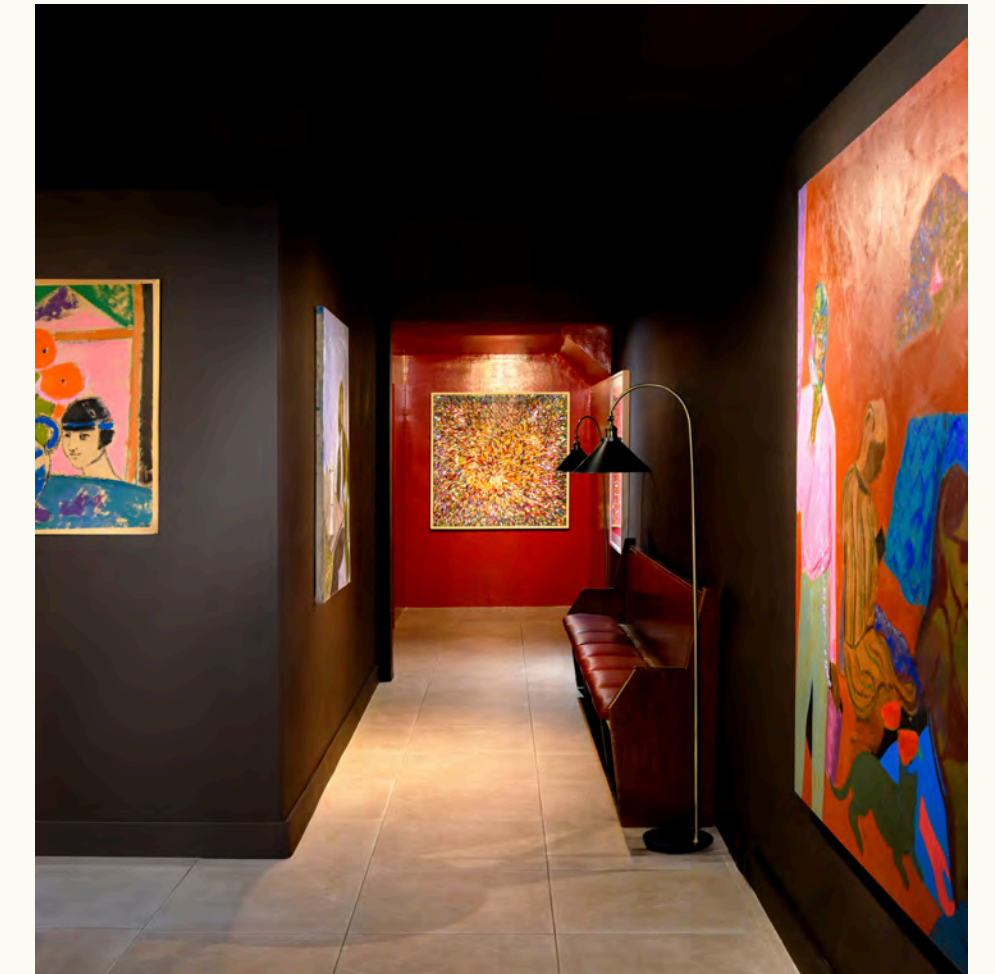


# Description

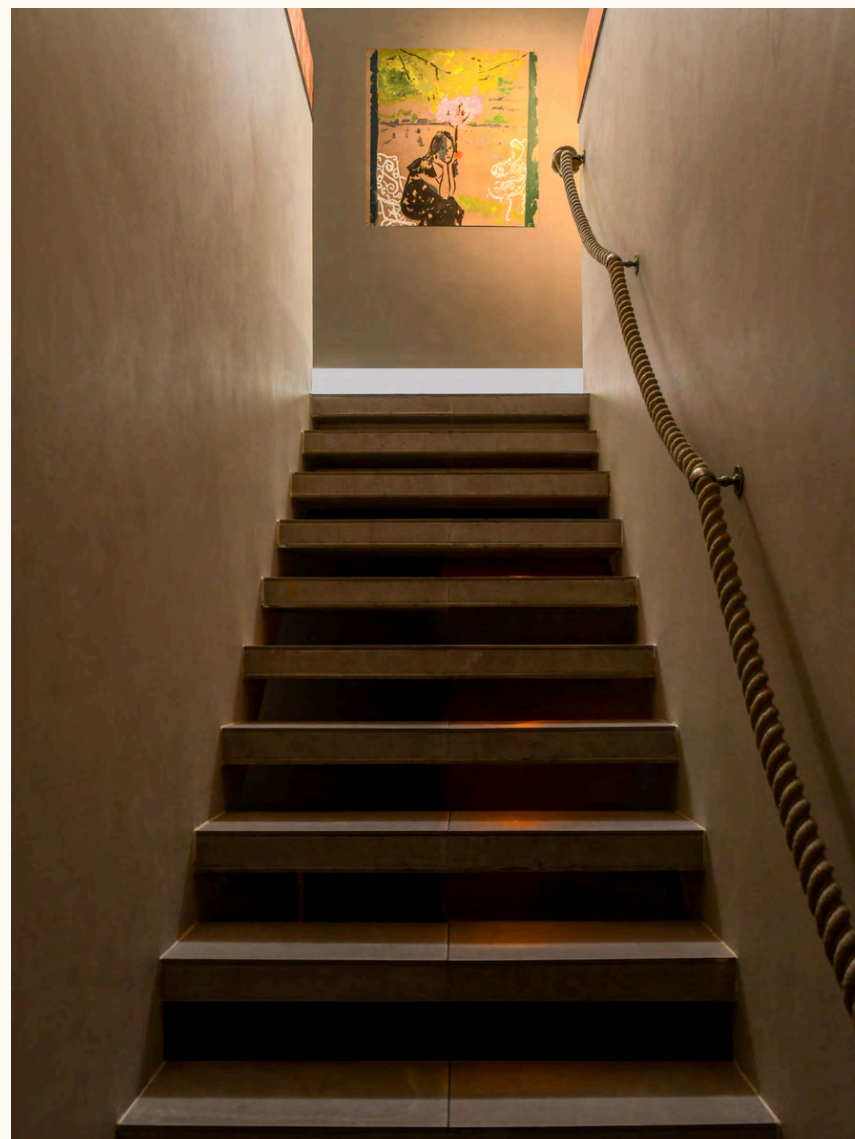
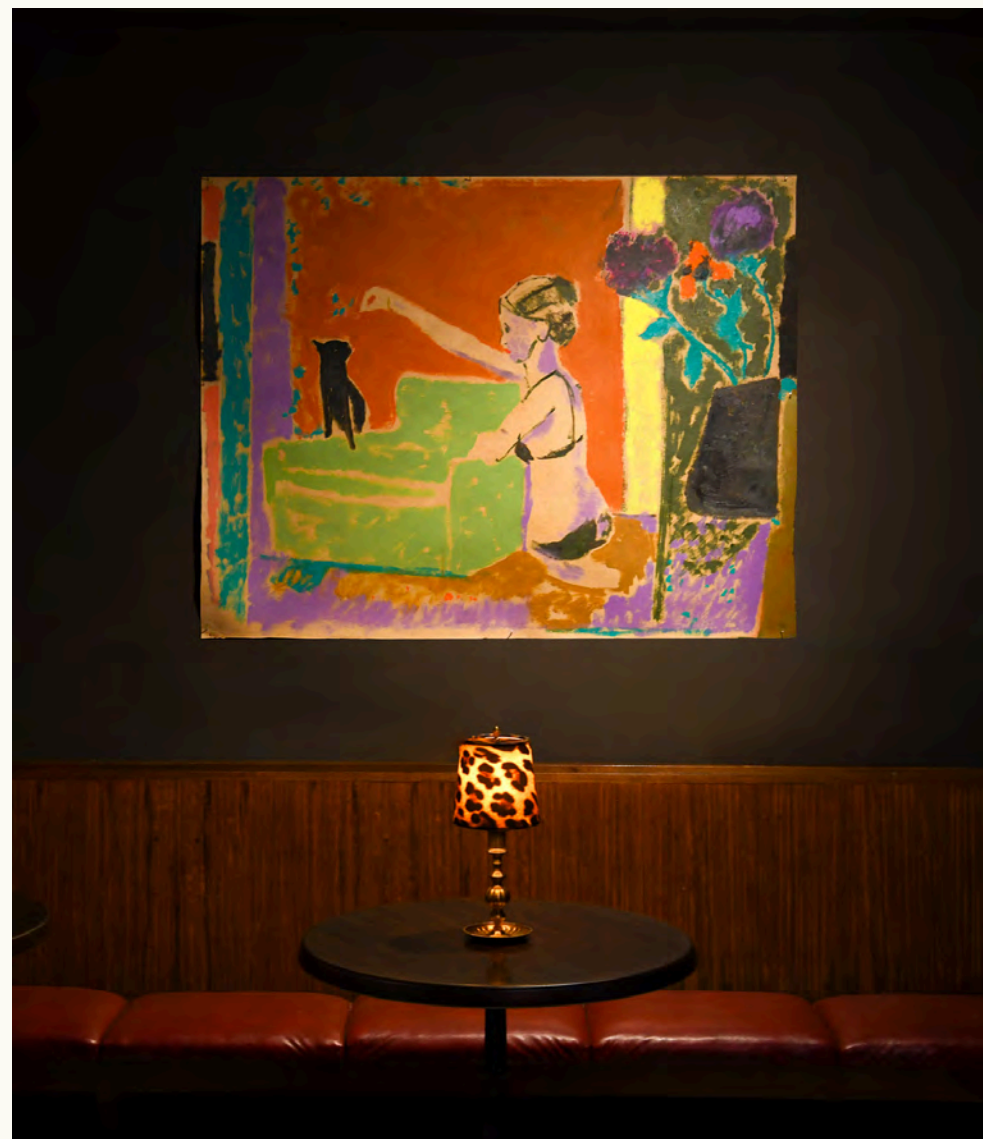
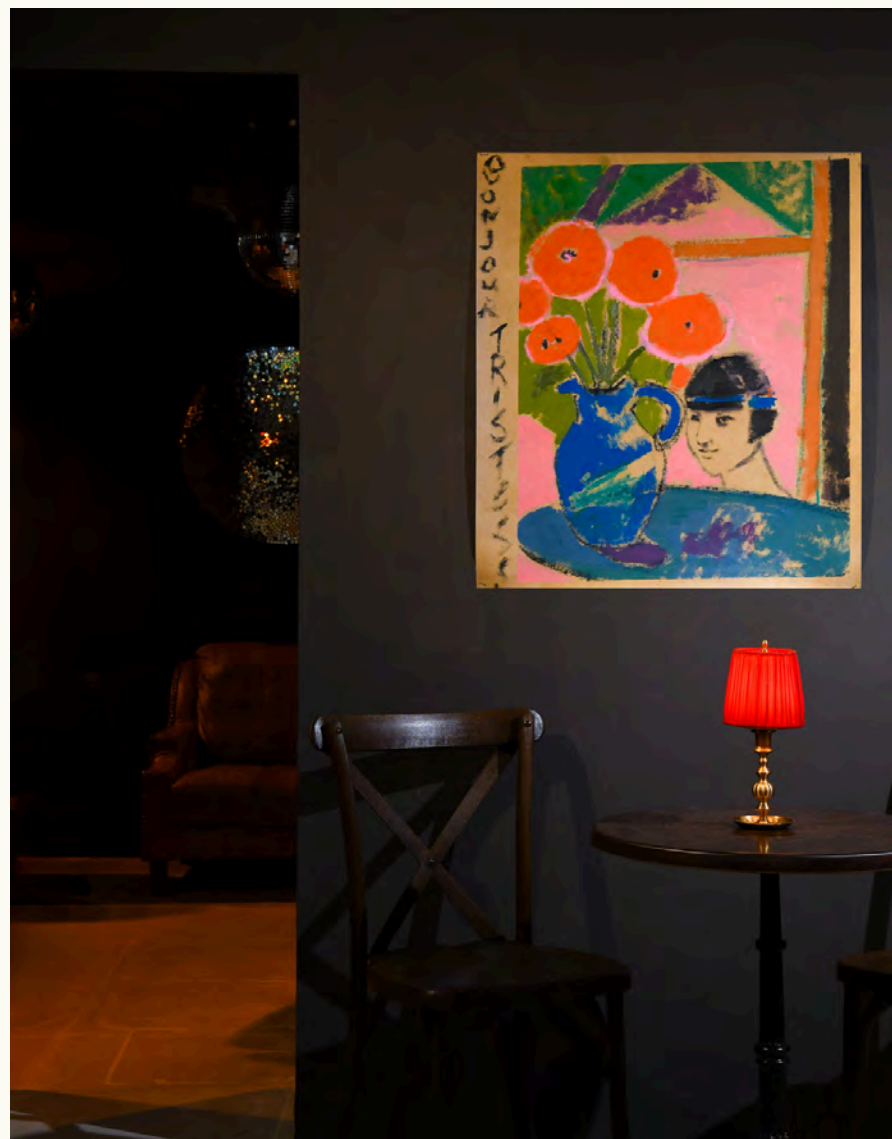
Situated towards the northern end of the famous Ladbroke Grove, this self-contained, high-specification retail premises is arranged over ground and lower ground floors, with a rear terrace.

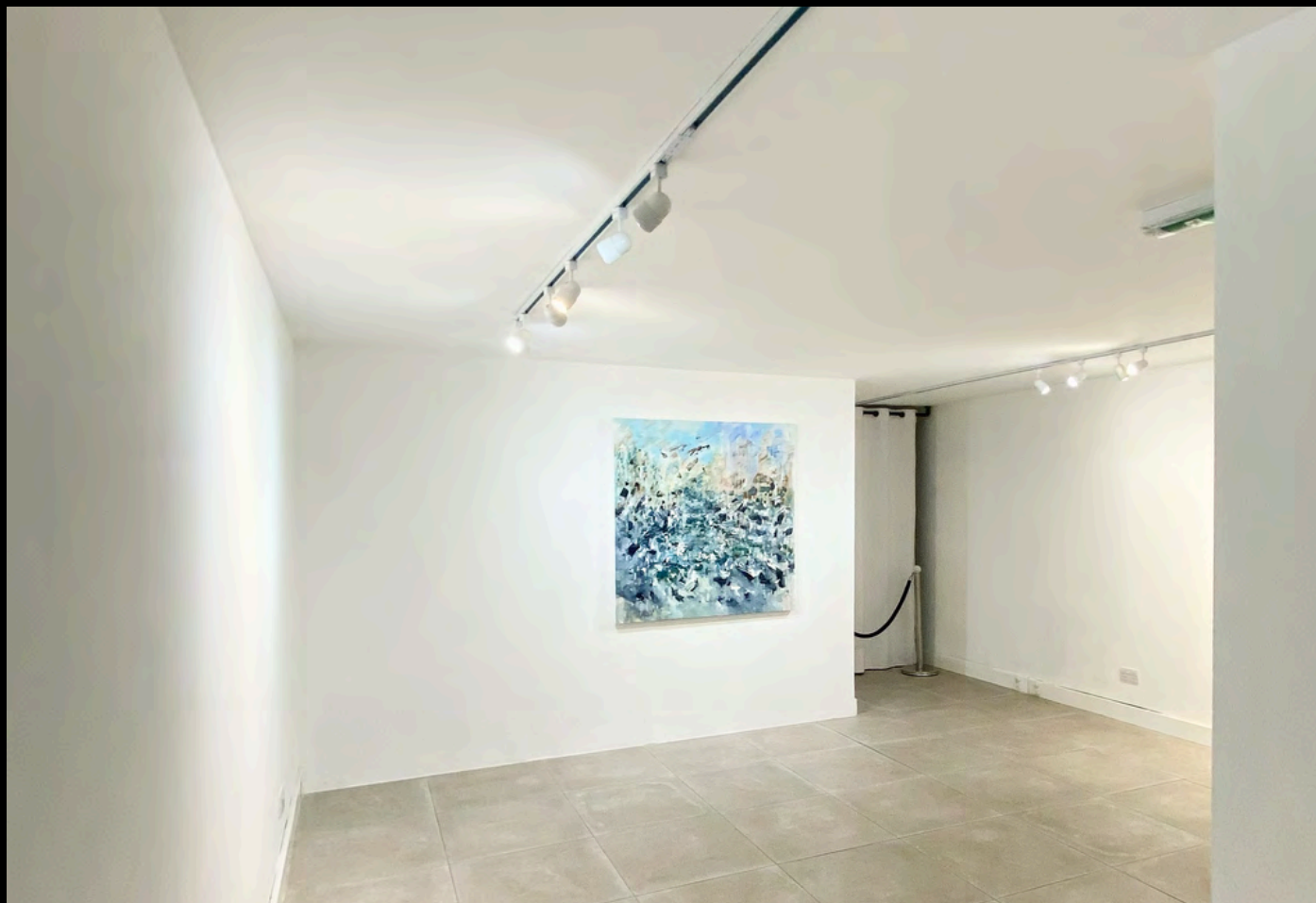
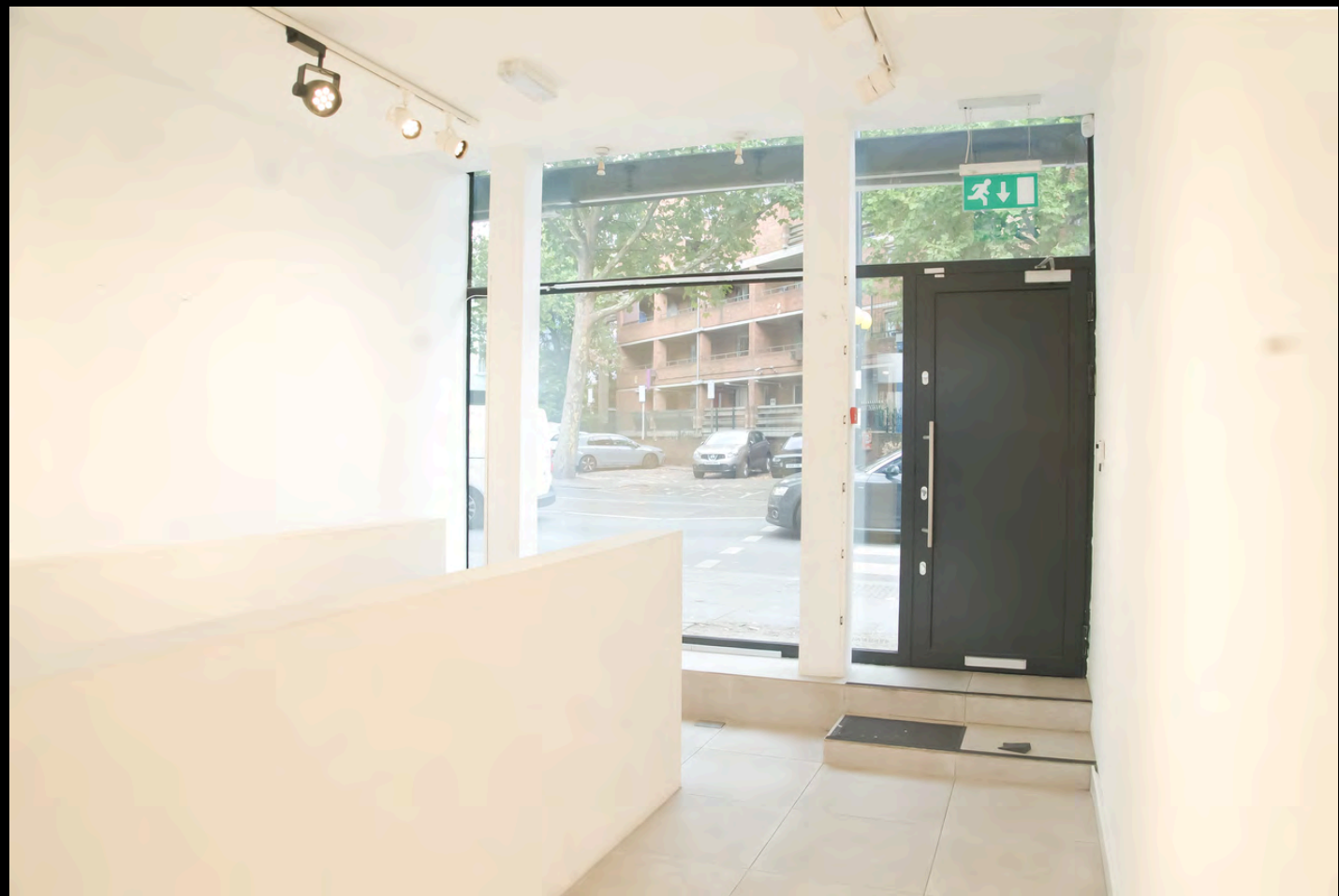
The accommodation benefits from well-proportioned floor plates, high-quality fittings and gallery-grade lighting. An internal staircase connects the ground floor, which incorporates a bar area, to the lower ground floor, most recently used as an events space. Further features include good window frontage and a lower ground floor WC.

The premises would suit a variety of commercial operators. Restaurant uses will be considered, although restrictions apply to late-night bar uses.



Existing Photos.





Former Post refurbishment Photos.

# Financials

| Floor                                         | LG & G         |
|-----------------------------------------------|----------------|
| Total Size (sq.ft.)                           | 1,338          |
| Rent (p.a.) excl.                             | £75,000        |
| Service Charge                                | TBC            |
| Estimated Rates Payable (p.a.)                | £7,128         |
| <b>Estimated Occupancy Cost excl. (p. a.)</b> | <b>£82,128</b> |

# Location

The property occupies a position towards the northern end of Ladbroke Grove in North Kensington, close to Kensal Road.

The surrounding area offers a mix of residential and commercial occupiers, with the shops, cafés and restaurants of Golborne Road and Portobello Road accessible to the south.



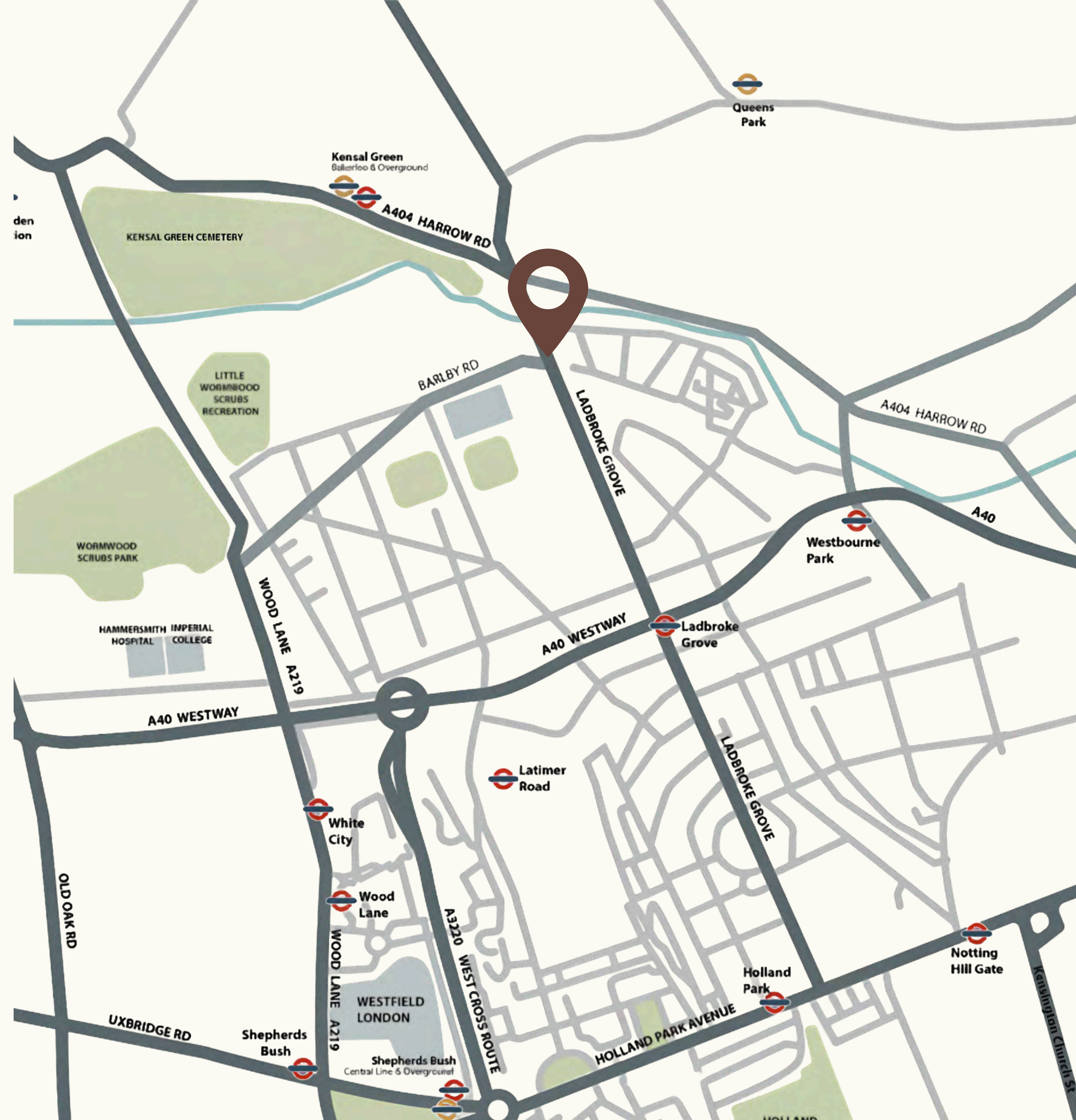
18 min



11 min



14 min



## Lease

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## Possession

Upon completion of legal formalities.

## Legal Cost

Each party is to be responsible for their own legal costs.

## Floor Plans

Scaled plans available on request.

## VAT

TBC

## EPC

TBC

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

## Contact Us

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# RIB

ROBERT IRVING BURNS