

72 GOLBORNE ROAD

LONDON W10 5PS

To Let

PROMINENT GOLBORNE ROAD RETAIL / SHOWROOM
UNIT WITH HIGH CEILINGS

Suitable for Class E
Strictly No Heavy Food Uses
(Offices, Medical, Leisure etc.)

GROUND & LOWER GROUND FLOOR
723 SQ.FT.

RIB

ROBERT IRVING BURNS

DESCRIPTION

The premises occupy a prominent position on the renowned Golborne Road, close to Ladbroke Grove, benefiting from an attractive frontage, exceptional ground-floor ceiling height, double-door access and an external awning.

The property is fully self-contained, with potential for external seating, subject to the necessary consents.

The accommodation is arranged over ground and lower ground floors, with the lower ground floor currently accessed via a trapdoor and providing valuable additional space. There is potential to improve the connection between the two floors by installing a more conventional staircase, creating a more accessible and inviting customer experience, subject to the necessary consents.

The premises would suit a variety of specialist retail, showroom, beauty and wellness operators.

Please note: Traditional food uses will not be considered. However, light, low-impact coffee operators may be considered. Operators requiring extraction will not be considered.



AMENITIES

- PRIME GOLBORNE ROAD LOCATION
 - ATTRACTIVE SHOPFRONT
 - HIGH GROUND-FLOOR CEILINGS
 - DOUBLE-DOOR ACCESS
 - EXTERNAL AWNING
 - FULLY SELF-CONTAINED
- GROUND & LOWER GROUND FLOORS
 - POTENTIAL EXTERNAL SEATING (STC)
 - SUITABLE FOR RETAIL, SHOWROOM, BEAUTY & WELLNESS
 - LIGHT COFFEE USE CONSIDERED (STC)

FINANCES

FLOOR	LOWER GROUND FLOOR	GROUND FLOOR	TOTAL
SIZE (SQ.FT.)	373	350	723
QUOTING RENT (P.A.)	£47,500		
ESTIMATED RATES PAYABLE (P.A.)	£8,316		
SERVICE CHARGE	TBC		
ESTIMATED OCCUPANCY COST (P.A.)	£55,816		









Golborne Road



LADBROKE GROVE UNDERGROUND STATION



Westbourne Park Station



Portobello Road

LOCATION & SITUATION

Located at 72 Golborne Road, the office sits in the heart of North Kensington, close to the renowned Portobello Road. Surrounded by independent cafés, restaurants, galleries and specialist shops, the area offers a distinctive and inspiring setting for clients, partners and employees alike.

Westbourne Park and Ladbroke Grove Underground stations are both nearby, providing convenient connections to Paddington, Central London and beyond. With its rich cultural heritage, lively street life and established creative community, Golborne Road is one of West London's most characterful neighbourhoods.



FURTHER INFORMATION

LEASE

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC

VAT

TBC

FLOOR PLANS

TBC

CONTACT US

Henry Bacon

07780 472 942

Henry@rib.co.uk

Jim Clarke

07889 456 957

Jim@rib.co.uk

Matthew Mullan

07741 909 806

Matthewm@rib.co.uk

Tom D'Arcy

07909 259 004

Thomas@rib.co.uk

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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. September 2026.