

LONDON'S  
PREMIER  
**COMMERCIAL**  
PROPERTY AGENCY

RIB

ROBERT IRVING BURNS

# 1 DENBIGH ROAD



LONDON W11 2SJ

TO LET

SELF-CONTAINED GROUND & LOWER GROUND FLOOR  
RETAIL PREMISES

SUITABLE FOR CLASS E

[RIB.CO.UK](http://RIB.CO.UK)



# DESCRIPTION

Located in the very heart of Notting Hill, just off Westbourne Grove and a stone's throw from the likes of Daylesford Organic and Aesop, this beautifully refurbished retail premises offers exceptional design and character throughout.

The property is arranged over ground and lower ground floors, having recently undergone a first-rate refurbishment. The space has been thoughtfully redesigned to include an impressive glass balustrade with a cast-iron staircase leading to the lower ground floor.

Throughout both levels, feature brick-slip walls and underfloor heating create a warm, contemporary feel. Fitted kitchens are provided on each floor, and the rear terrace, accessed via full height sliding glass doors, offers excellent natural light and a tranquil setting.

The ground floor boasts exceptional ceiling heights with both front and rear aspects providing superb daylight. The lighting scheme combines pendant and spot lighting on the ground floor with track lighting on the lower ground, enhancing the property's versatile appeal.

Externally, the building features a brand-new frontage, freshly painted in a striking India Yellow - Farrow and Ball, ensuring strong street presence in this highly sought-after location.



Please note these photos are CGI and are for indicative purposes



# AMENITIES

- Prime Location
- Recent Refurbishment
- Balustrade Frontage
- Cast-Iron Staircase
- Brick-Slip Walls
- Underfloor Heating
- Fitted Kitchens
- Rear Terrace
- Sliding Glass Doors
- Natural Light
- High Ceilings
- Pendant Lighting
- Spot Lighting
- Track Lighting
- Strong Street Presence



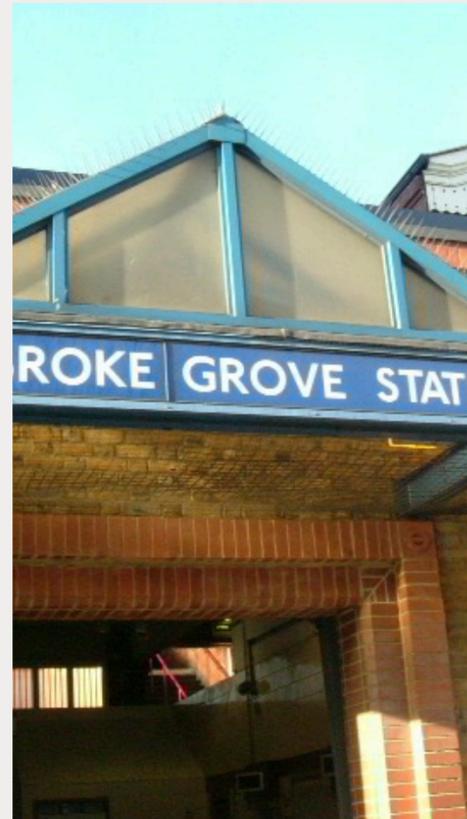


# LOCATION

- Restaurants / Bars
  - 01 Empire Empire
  - 02 The Elgin
  - 03 The Knight Of Notting Hill
  - 04 Gold
  - 05 Core by Claire Smyth
  - 06 The Pelican
  - 07 Rias
  - 08 Osteria Napoletana
  - 09 The Castle
  - 10 The Ledbury
- Cafés / Bakeries
  - 01 Buns From Home
  - 02 Fabrique
  - 03 Gail's
  - 04 Farm Girl
  - 05 Hagen Espresso Bar
  - 06 Peppercorn Cafe
  - 07 St Clair Cafe
  - 08 Cable Co
- Fitness
  - 01 Virgin Active
  - 02 Westway Fitness Club
  - 03 SoulCycle
  - 04 Cure
  - 05 Body Works
  - 06 Ten Health
- Leisure
  - 01 Museum of Brands
  - 02 Electric Cinema
  - 03 Portobello Road Market
  - 04 Westfield Shopping Centre
- Education
  - 01 Notting Hill Preparatory School
  - 02 Chepstow House School
- Retail
  - 01 Aesop
  - 02 Dalesford
  - 03 Sèzane
  - 04 Marks & Spencer

# CONNECTIONS

Ideally located on Denbigh Road in the heart of Notting Hill, just a short walk from Ladbroke Grove station (Circle and Hammersmith & City lines). The property enjoys close proximity to the vibrant amenities of Portobello Road, as well as the boutiques, cafés, and restaurants of Notting Hill Gate and Westbourne Grove.



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# FINANCIALS

GROUND

648 sq ft

LOWER GROUND

671 sq ft

G&LG

Size (sq.ft.)	1,319
Quoting Rent (p.a.) excl.	£85,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£14,796
Estimated Occupancy Cost excl. (p.a.)	<b>£99,796</b>

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## 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.

## EPC

Available on request.

## VAT

TBC

## Floor plans

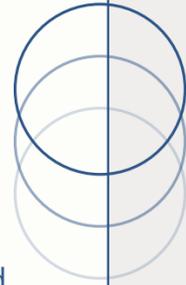
Scaled Floor Plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

### 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. February 2026.



# CONTACT US

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Please get in touch if you have any inquiries