

343 Ladbroke Grove

LONDON W1


GLINT EXPRESS
PROFESSIONAL GARMENT CARE
DRY CLEANING · LAUNDRETTE · ALTERATIONS
RENASS
DAVID HILL GALLERY
243
STAR PIZZ
HOME DELIVERY FISH & CHIPS BURGER CHICKEN PASTAKI

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).

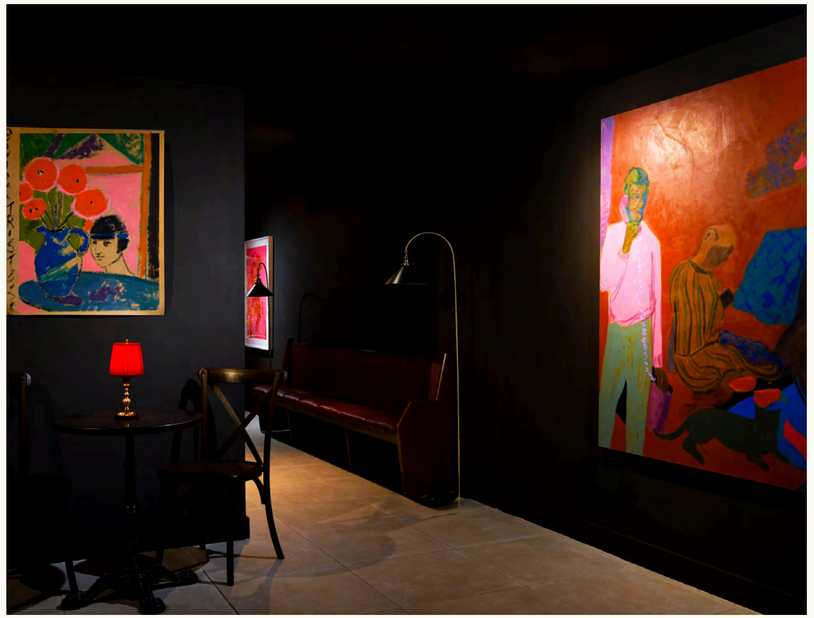


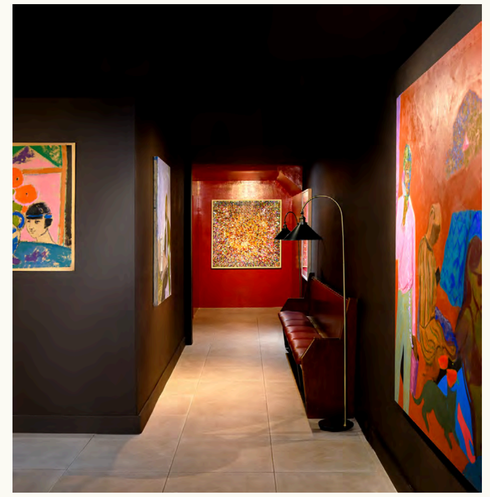
Description

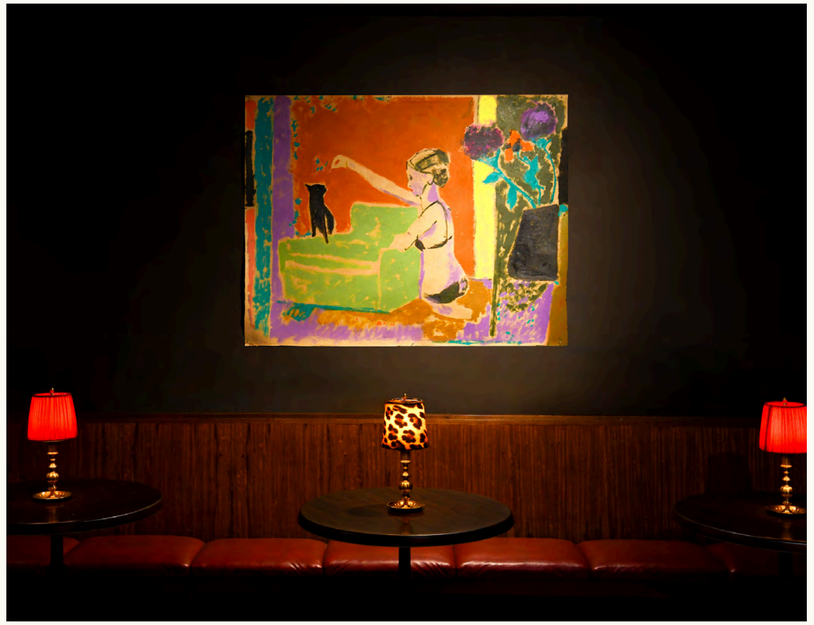
Situated towards the northern end of the renowned Ladbroke Grove, this self-contained retail premises provides high-specification accommodation over ground and lower ground floors, together with a rear terrace.
The premises benefit from well-proportioned floor plates, good window frontage and a carefully considered fit-out, including cement-effect porcelain flooring, discreet skirting-board heating and gallery-grade lighting. A professionally designed Rako lighting control system, installed in 2025, allows the lighting to be adapted to different uses and settings.

The ground floor incorporates a fitted bar area, with an internal staircase leading to the lower ground floor, most recently used as an events space, with a WC. The existing bar equipment includes a freezer, large fridge, Hisense wine fridge and glassware. Further features include CCTV, steel doors, a front forecourt awning and a cream shade sail. The exterior has also been repointed and repainted, with forecourt repairs undertaken in 2026.

A premises licence was granted by the Royal Borough of Kensington and Chelsea in November 2025. The property would suit a variety of commercial operators, with restaurant uses considered, subject to the necessary consents. Restrictions apply to late-night bar uses.







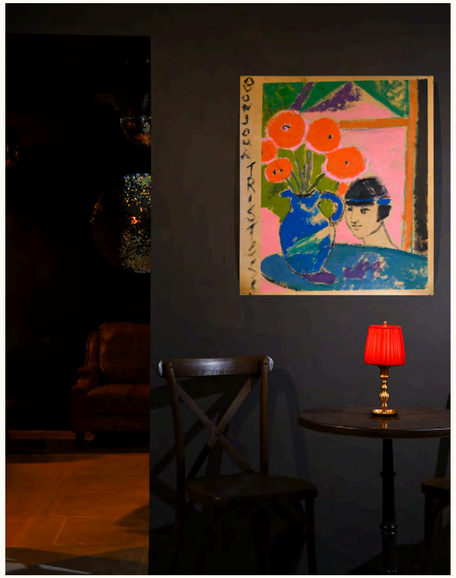


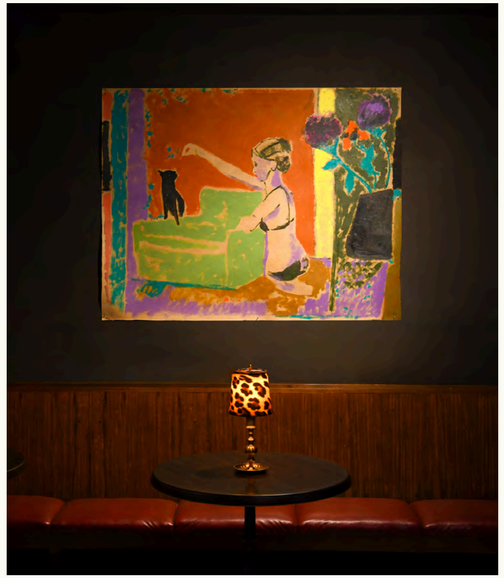
Existing Photos.

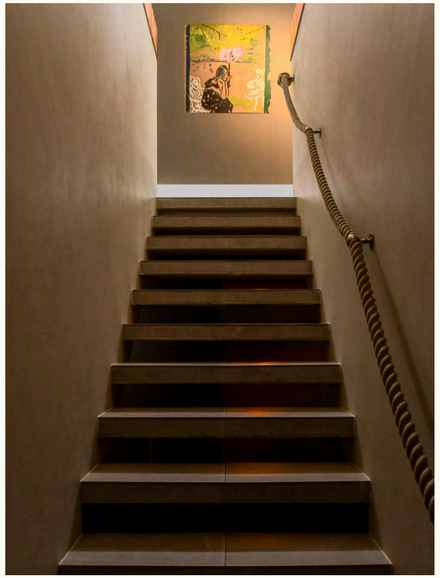






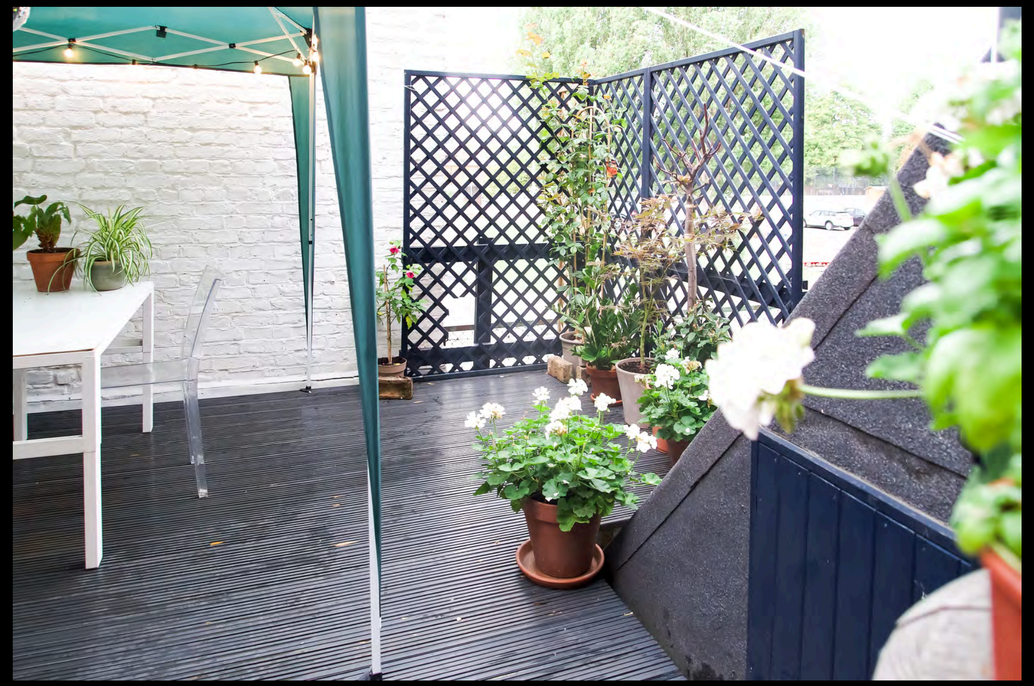


















Former Post refurbishment Photos.

Financials

Floor	LG	G	Total
Total Size (sq.ft.)	859	479	1,338
Rent (p.a.) excl.			£75,000
Service Charge			TBC
Estimated Rates Payable (p.a.)			£7,128
Estimated Occupancy Cost excl. (p. a.)			**£82,128**

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.





Kensal Green station

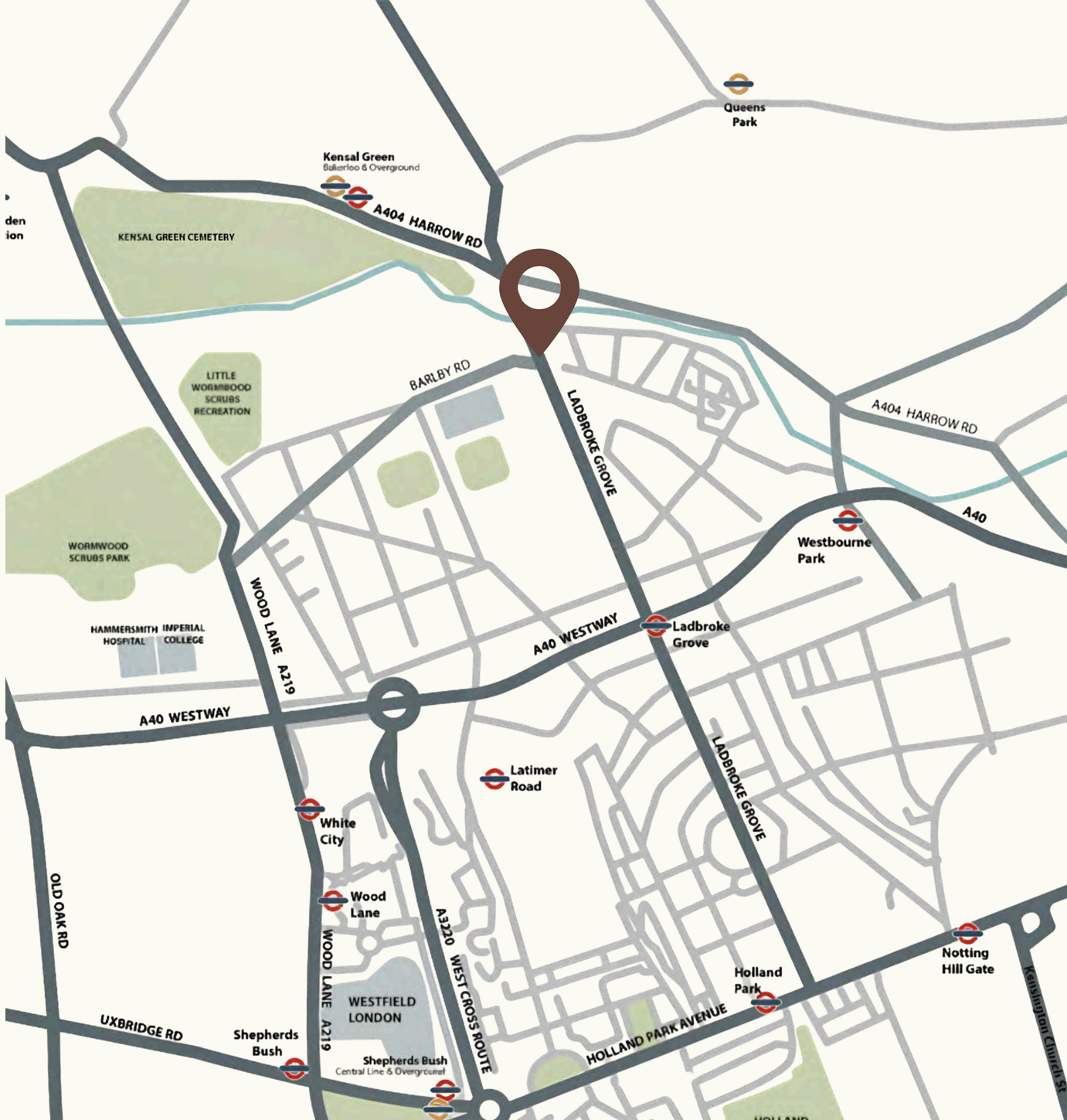
18 min

11 min

Ladbroke Grove

14 min

estbourne Park Stati



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.

Posession

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

Not elected for VAT.

EPC

TBC



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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.

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RIB

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