



RETAIL TO LET | 483 SQ FT
6 LADBROKE GROVE, LONDON, W11 3BG

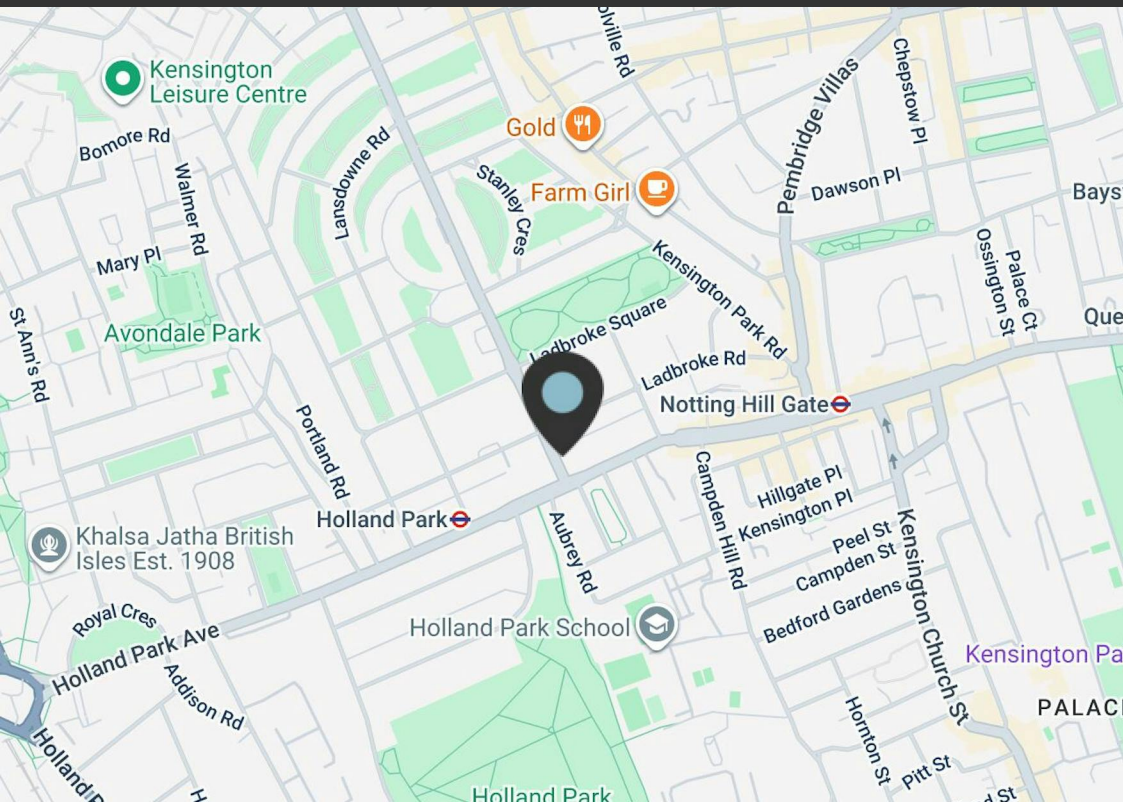
CLASS E SHOP/OFFICE IN GOOD SECONDARY TRADING LOCATION

- Good Decorative Order
- WC/Washroom
- Currently Trading as a Cafe with Cooking not Allowed, but suitable for a variety of other Class E Uses
- Situated Close To Holland Park Avenue and Notting Hill Gate
- Situated close to Holland Park Underground Station



DESCRIPTION

The premises comprise of an open plan Shop/Office having the benefit of a Class E Use consent which says that the shop is suitable for a variety of uses such as Retail, Office, Café, Medical and Fitness Gym uses. The shop has a WC/Washroom at the rear of the premises. The premises is in a good decorative order and state of repair.



LOCATION

The premises are situated in a good secondary trading location at the southern end of Ladbrooke Grove being positioned on the eastern side of the thoroughfare and close to the junction with Ladbrooke Walk to the north and Holland Park Avenue and Notting Hill Gate to the south. Holland Park Underground Station is situated close by.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Shop/Office	483	44.87	Available

RENT

£45,000 per annum

RATES & CHARGES

Service charge: N/A

Estate charge: N/A

Rates payable: £11,726.50 per annum

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 03/11/2025

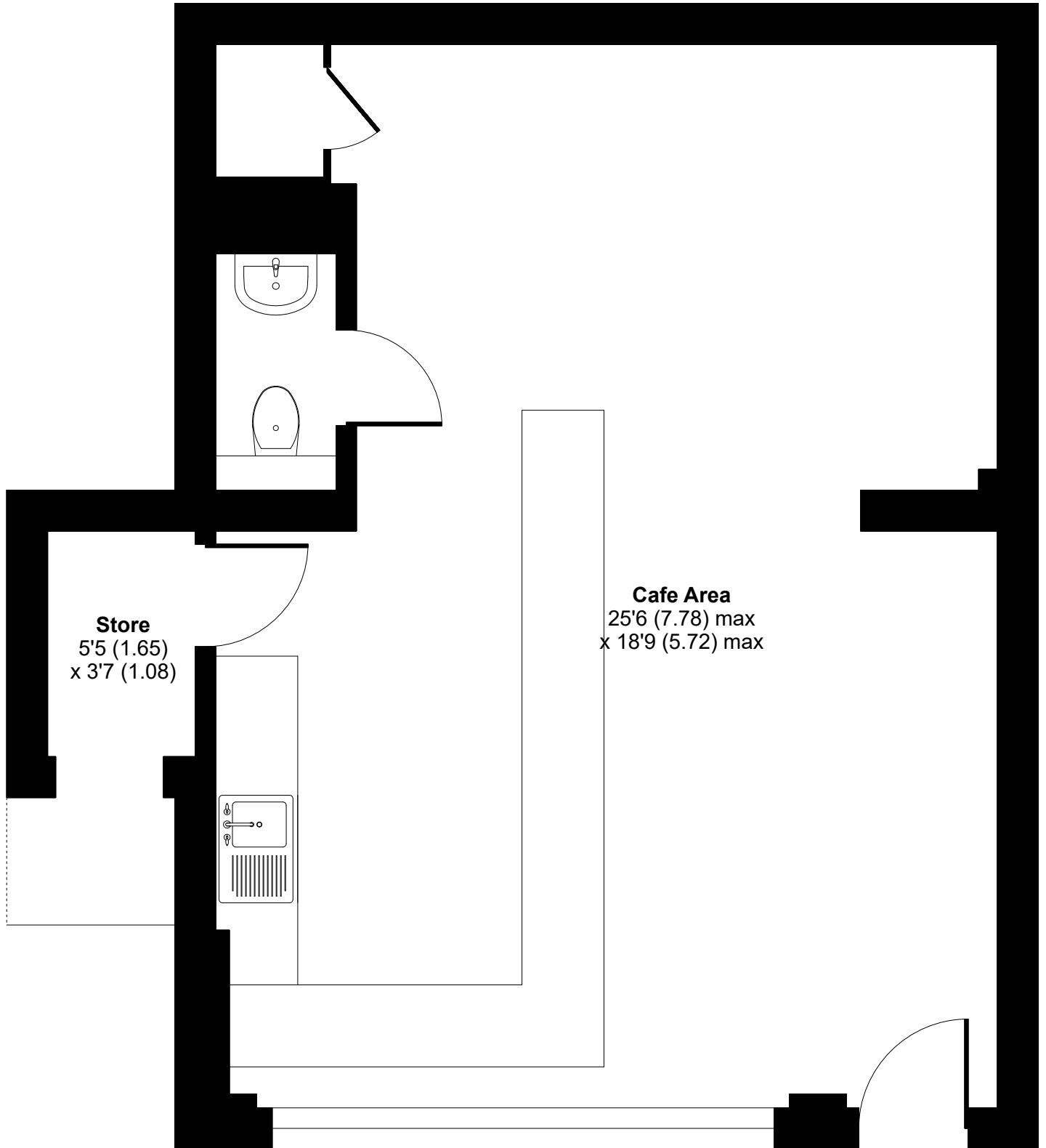
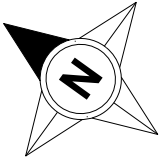


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Ladbroke Grove, London, W11

Net Internal Area = 442 sq ft / 41.1 sq m

For identification only - Not to scale



GROUND FLOOR

