

E CLASS PREMISES TO LET 375 LADBROKE GROVE LONDON W10

LOCATION

The premises are located on the north end of Ladbroke Grove, close to the junction with Kensal Road and the Grand Union Canal.

Operators close by include Anytime Fitness, The Grinder Coffee House and Sainsbury's supermarket.

ACCOMMODATION

The premises are arranged on ground and basement floors, offering the following approximate areas:

Ground Floor	120 sq/ft
Basement	103 sq/ft

LEASE

A new lease can be made available for a term to be agreed.

RENT

£17,500 per annum exclusive.

USE

The premises has a planning use for Class E of the Use Classes Order.

EPC

Available on request.



RATES

Rateable Value 23/24	£3,500
Rate Payable 23/24	N/A

As the rateable value is under the threshold, business rates should not be payable on this property. Interested parties are advised to make their own enquiries with the Local Authority.

TIMING

Immediate

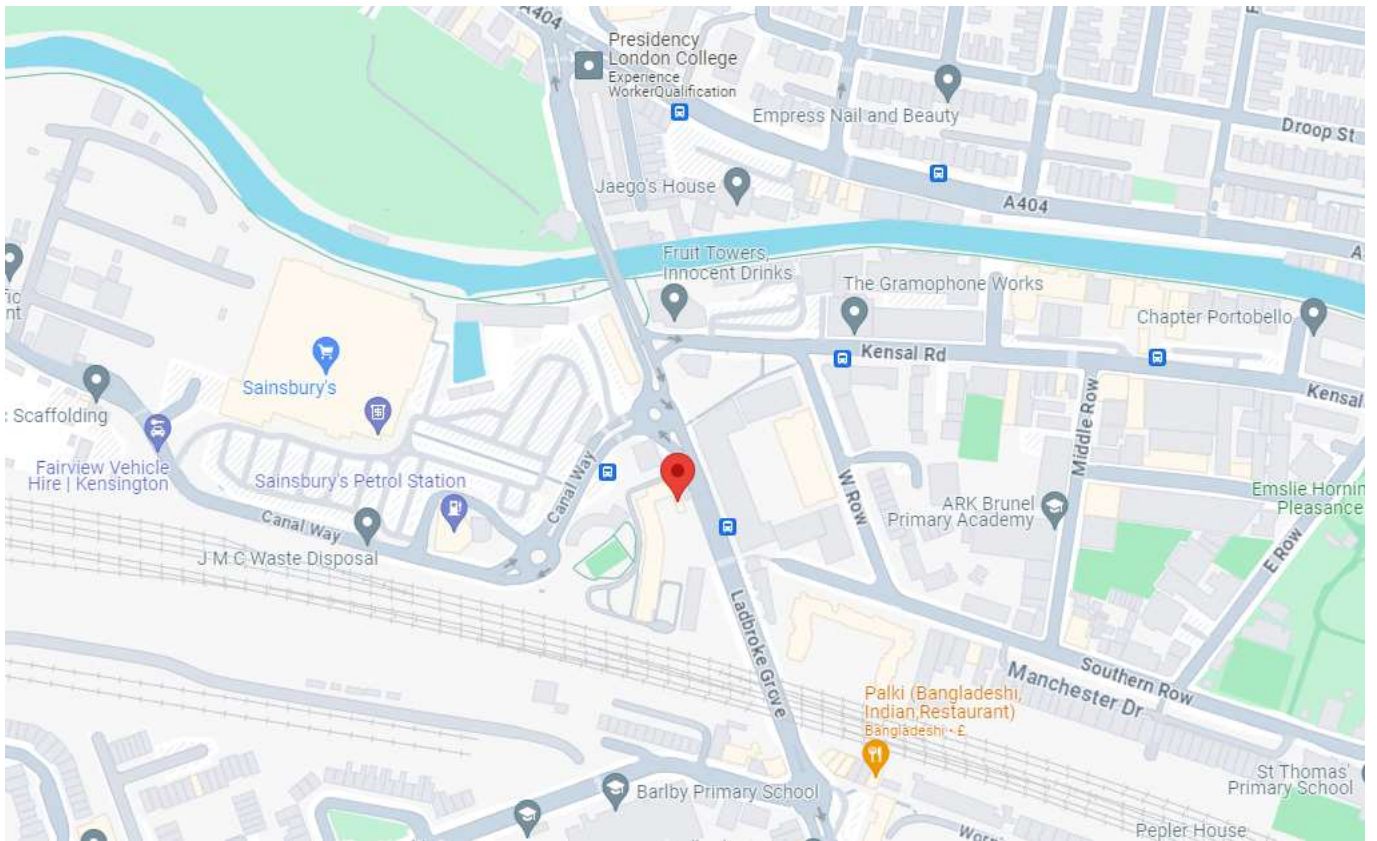
LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler
Email: ofowler@blb.uk.com
Tel: 07900 217 624



2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.