

**Very Attractive Vacant Shop and Basement
Situated just off Westbourne Grove
For Sale with Share of Freehold
1035 sq ft/96 sq m**



**15 Needham Road
London W11**

Location:

The premises are situated next door to the Cock and Bottle Public House on the western side of Needham Road, close to its junction with Artesian Road. This is a very pleasant, niche location offering many of the benefits of being on Westbourne Grove but in a quieter, more discrete setting.

The amenities of Westbourne Grove and Ledbury Road are all close-by as are many well known Restaurants. Local Underground Stations including Notting Hill Gate, Westbourne Park and Bayswater are all within walking distance.

Description:

The premises comprise a very bright ground floor shop with an ornamental frontage and a substantial basement which could lend itself to a variety of uses. The maisonette above has been sold on a long lease and a sale would include a share of the freehold of the entire property.

Accommodation:

Ground Floor Shop	385 sq ft (gross internal)
Basement Showroom/Office	650 sq ft (gross internal inc. vaults)
Rear Utility Room and W.C.	
Total	1035 sq ft (96 sq m)

Tenure:

Share of Freehold for sale of entire property with vacant possession of ground floor and basement

Price:

Offers in excess of £800,000 subject to contract.

Rateable Value:

Shop and Basement
£23,750 (Westminster City Council)

Rates Payable:

£tba for the year April 2020 – April 2021

NB

We strongly recommend that you verify the above figures with the Business Rates Department of Westminster City Council

Possession:

Full vacant possession of the Ground Floor and Basement shop

Legal Costs:

Each party is to bear their own legal costs.

Viewing:

Strictly by appointment with **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.



15 Needham Road, W11

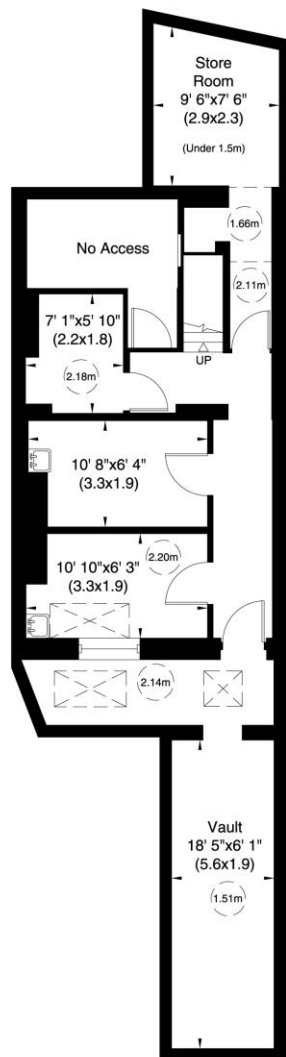
Gross internal area (approx.)

96 Sq m (1035 Sq ft) Including Store Room, Vault & No Access Area

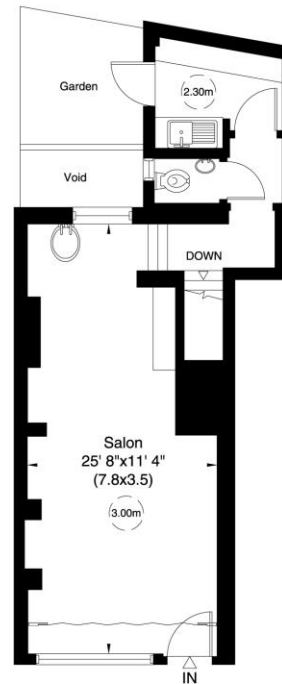
For identification only, Not to Scale



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Lower Ground Floor
Gross internal area (approx.)
60 Sq m (650 Sq ft)



Ground Floor
Gross internal area (approx.)
36 Sq m (385 Sq ft)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).