

**Very Attractive Vacant Shop and Basement
Situated just off Westbourne Grove
For Sale with Share of Freehold
NOW WITH PLANNING FOR CONVERSION TO RESIDENTIAL USE
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)

Planning

The premises have recently (May 2021) been granted planning consent for conversion to a two-storey residential maisonette – see Westminster Planning Portal for plans and further information and plan showing proposed flat below.

Tenure:

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

Price:

Offers in excess of £1m, 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

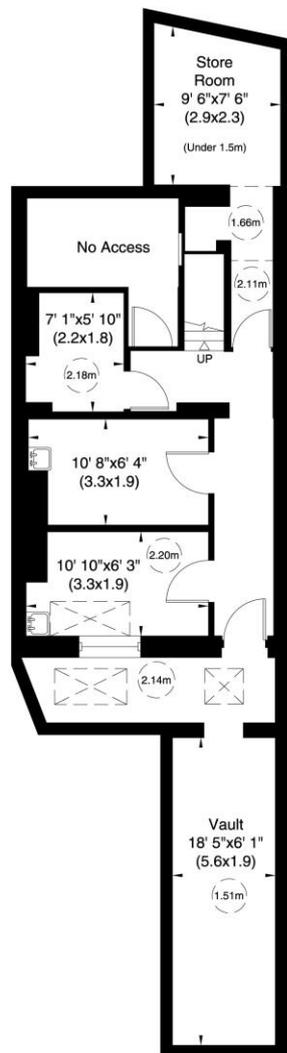
Gross internal area (approx.)

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

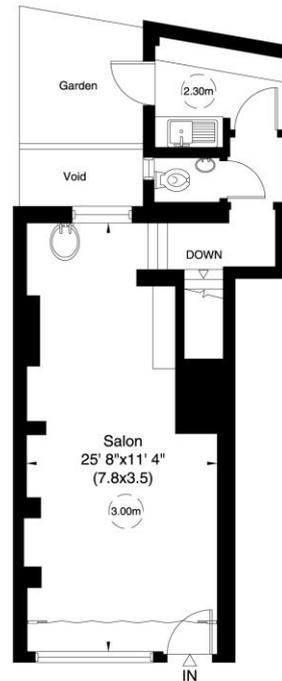
For identification only, Not to Scale



capital 020 8671 7722



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).

ADDRESS
 15 Needham Road, London W11 2AP
 T: +44 20 7211 5008 F: +44 -

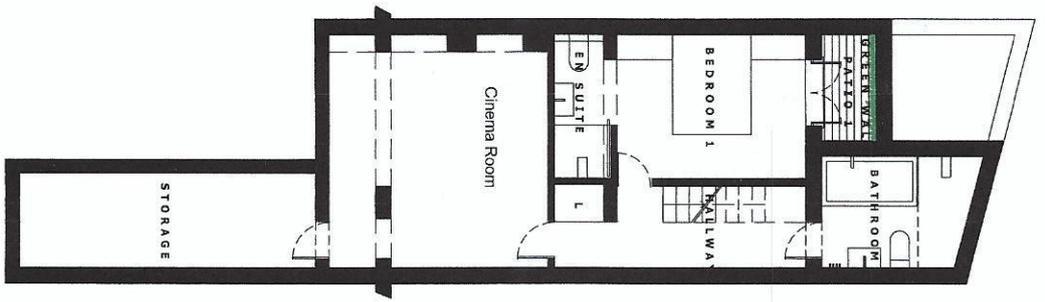
PROJECT ADDRESS
 15 Needham Road, London W11 2AP

STATUS:
 P L A N N I N G

SCALE:
 1 : 1 0 0 a t A 3

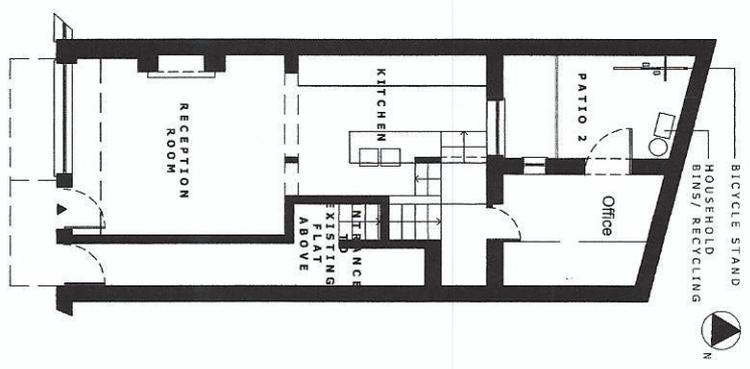
PROPOSED PLAN

PROPOSED BASEMENT
 NO PROPOSED CHANGES TO EXTERIOR

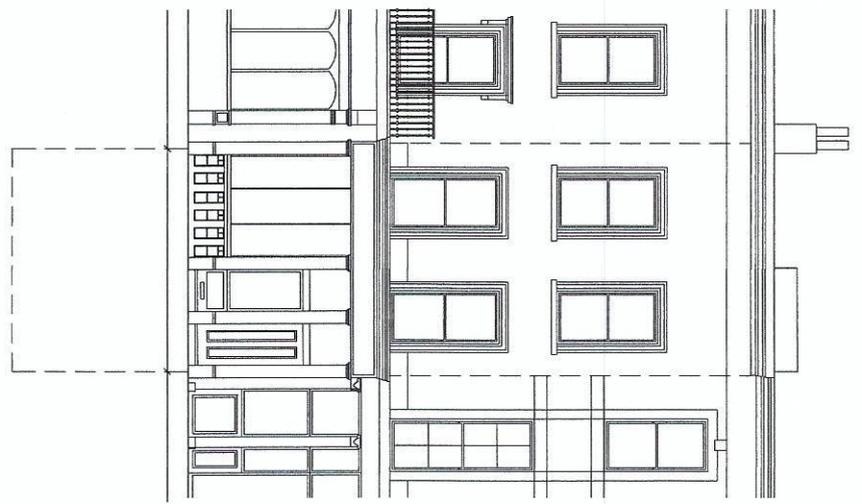


PROPOSED GROUND FLOOR
 NO PROPOSED CHANGES TO EXTERIOR

1B2P



NO PROPOSED CHANGES TO EXTERIOR



NO PROPOSED CHANGES TO EXTERIOR

