



**Price Reduced 3.10.23**

**Ground and Lower Ground Floor Former Retail Premises  
Now Converted into Residential Maisonette including Reception Room,  
Bedroom and Cinema Room.**

**Potential for Further Accommodation in Lower Ground Floor  
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 former ground floor shop with an ornamental frontage and a substantial basement which have recently been converted to a two-storey residential mai-

sonette. 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 (prior to conversion to residential):**

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

**Planning**

The premises have (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.

**Additional Space**

**Please note there is a storage area with restricted headroom in the basement which, subject to the appropriate consent and with increased headroom, could provide further living accommodation.**

**Tenure:**

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

**Price:**

£930,000 (nine hundred and thirty thousand pounds), subject to contract.

**Rateable Value:**

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

**Rates Payable:**

£tba for the year April 2023 – April 2024

**NB**

**We strongly recommend that you verify the above figures with the Business Rates and/or Council Tax 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.



