

**Large Double Fronted Shop and Basement with History of Office/D1 Use
To Let
1684 sq ft**



**314 a & b Ladbroke Grove
London
W10**

Location

The premises are set back from the mini roundabout on the east side of Ladbroke Grove, virtually opposite its junction with Barby Road, W10. Ladbroke Grove Station is within a ten minute walk and there is a bus stop almost adjacent to the property.

Description

The premises have been mostly recently used as offices for a Housing Association and previously as a Doctor's surgery. The space has been well maintained and offers a variety of open plan and individual offices with good natural light.

Accommodation

Ground Floor	1163 sq ft
Basement	521 sq ft
Total	1684 sq ft/ 156.5 Sq M

Amenities include

- Air conditioning
- Gas central heating to ground floor and electric radiators in the basement
- Good natural light throughout the ground floor
- Security shutters and alarms

- Kitchenette, shower and separate male and female WC's
- Excellent decorative order throughout

Tenure

Leasehold

Planning

Current: Sui generis (most recently used as offices by a Housing Association)

Previous but not implemented: Class A1 (retail)

Previous: Class D1 – alcohol counselling centre

Previous: Doctor's surgery and Charitable Use

Lease Terms

A new effective full repairing and insuring lease for a term by negotiation.

Rent

£35,000 per annum exclusive of business rates

Rateable Value

£22,250 (RBKC)

Rates Payable

£10,924,75 (April 2019 -April 2020)

Legal Costs

Each party is to bear their own legal costs

Possession

Full vacant possession immediate upon completion of legal formalities

Viewing

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

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