

**Ground Floor Off-Licence
Close to Ladbroke Grove Station
To Let
Premium Required**



**171 Ladbroke Grove
London
W10**

Location:

The premises are situated on the western side of Ladbroke Grove, a few yards north of Ladbroke Grove Underground Station.

Description:

The premises comprise a ground floor shop which has traded a for many years as 'Select Food and Wine'. The premises are being offered as a going concern and are extremely well situated, being in a busy retail parade and very close to Ladbroke Grove Station. A reasonable premium is required for the benefit of this long-established business and other types of business may be considered but the premium will still apply.

Accommodation:

| | |
|--------------------|------------------|
| Ground Floor Shop | 692 sq ft net |
| Additional storage | 102 sq ft |
| Total | 794 sq ft |

Amenities Include:

- * **Good frontage to Ladbroke Grove**
- * **Two storerooms**
- * **Electric shutter**

*** Stock available at valuation**

Tenure:

Leasehold

Lease Terms:

A new lease for a term of 10 years with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt. 2, subject also to upward only rent reviews.

Rent:

£45,000 per annum exclusive

Premium:

£50,000 for the benefit of the goodwill plus stock at valuation

Rates:

April 20/April 21

Rateable Value: £tba

Rates Payable: £tba

We would recommend you make enquiries of the Business Rates Dept at the RBKC.

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.