

## **Double Fronted Shop and Basement Situated Just off Ladbroke Grove For Sale**



**134-134a Lancaster Road  
London  
W11**

### **Location**

The property is situated on the northern side of Lancaster Road between the recently refurbished Kensington Park Hotel and Marsh & Parsons Estate Agents. Ladbroke Grove Underground Station is close-by and the premises enjoy an impressive frontage to Lancaster Road in the heart of W10.

### **Description**

The property comprises a ground floor and basement double fronted shop which has been in the same ownership for many years, trading in vintage clothing and has become a well-known local landmark.

There is good natural light to the ground floor as well as natural light to the rear of the basement and the premises would now benefit from refurbishment and modernisation.

### **Accommodation**

Both ground floor and basement are divided into a variety of rooms enabling the space to be utilised for retail or offices purposes.

We have not been able to measure the premises in detail as yet, however the approximate net internal areas which we have ascertained from the Business Rates assessment are as follows:

Ground Floor	68.56 sq. m / 738 sq. ft
Basement	43.6 sq. m / 469 sq. ft
<b>Total</b>	<b>1207 sq. ft / 112.16 sq. m</b>

### **Tenure**

Leasehold

### **Lease Terms**

The property is held on a lease for a term of 120 years from the 29<sup>th</sup> September 1981 hence there are approximately 79 years remaining at the time of writing (February 2022).

### **Price**

£1,125,000 (one million one hundred and twenty-five thousand pounds), subject to contract.

### **Lease Extension**

We have been verbally informed that the freeholders may be willing to grant an extension of the current lease at a price to be confirmed.

### **Rateable Value**

£42,250 (RBKC)

### **Rates Payable**

£21,082.75 (Year Ending 31.3.22)

**N.B. We strongly recommend you verify the above figures with the Business Rates Department of the RBKC**

### **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 the Sole Agent **Roger Painter & Co on 020 7368 3336**

[www.rogerpainter.com](http://www.rogerpainter.com)

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