



14 Needham Road

Notting Hill, W11 2RP

To let – exceptional fully fitted salon space in W11.

751 sq ft
(69.77 sq m)

- Superbly appointed two floor retail unit
- Flexible E Class
- Located in the heart of Notting Hill
- Courtyard Garden
- Available immediately

14 Needham Road, Notting Hill, London, W11 2RP

Summary

Available Size	751 sq ft
Rent	£35,000 per annum
Rates Payable	£10,485 per annum
Rateable Value	£22,500
EPC Rating	B (40)

Description

The property provides a fully fitted salon space, arranged over two floors, with a very attractive garden to the rear providing outstanding levels of natural light. Located on a charming parade of shops on the vibrant eastern side of Needham Road.

The property is within easy walking distance to the Ledbury Road, populated by super-fashionable shops and restaurants including Soul Cycle, Daylesford, Bimba & Lola, and A.P.C. Being only a few minutes' walk from the Westbourne Grove – Ledbury Road intersection, the property therefore heavily benefits from anchor tenants in the area.

Location

The property is equidistant between Royal Oak and Westbourne Park overground stations providing exceptional access to Paddington Station – giving good access to the Western Home Counties & Heathrow airport as well as Central London.

Terms

RENT: £35,000 pa.

TENURE: Leasehold.

RATEABLE VALUE: £22,500 per annum.

RATES PAYABLE: £10,485 per annum.

RETAIL PREMISES: Use Class E – c. 69.8 sq m / 751 sq ft

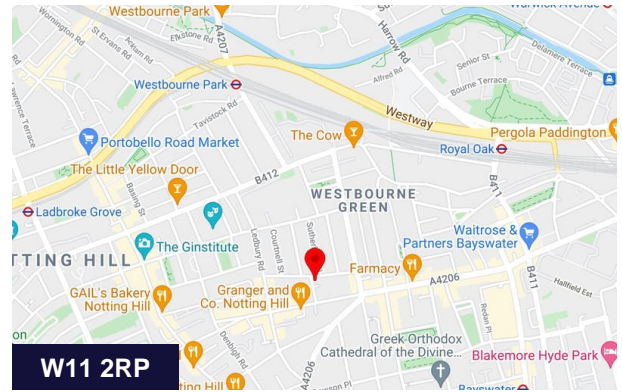
LOCAL AUTHORITY: The Royal Borough of Kensington and Chelsea.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: A new FRI Lease granted outside the Landlord & Tennent Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial Adam Stackhouse and Tom Lewin.



Viewing & Further Information



Adam Stackhouse

020 7355 0285 | 07889 510036
astackhouse@winkworth.co.uk



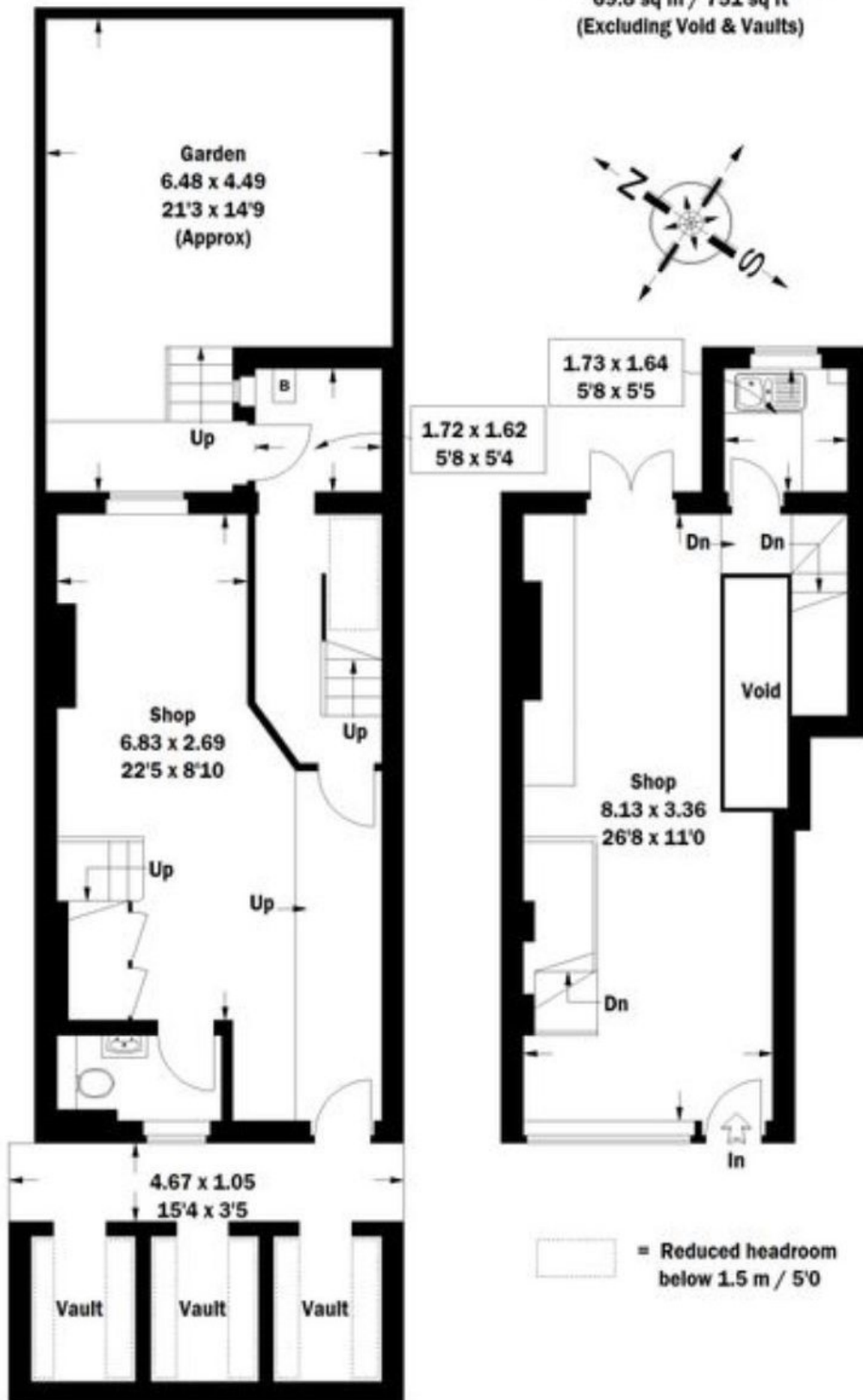
Tom Lewin

020 7355 0285 | 07783 250337
tlewin@winkworth.co.uk

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Needham Road, W11

Approximate Gross Internal Area
69.8 sq m / 751 sq ft
(Excluding Void & Vaults)



Lower Ground Floor

Ground Floor