

UNIT TO LET

56 Ledbury Road, London W11



**BRUCE
GILLINGHAM
POLLARD**

LOCATION

The property is located in a prominent position close to the junction with Westbourne Grove, which is well known for a trend focused mix of international retailers, flagship fashion boutiques and renowned restaurants and eateries.

Nearby occupiers in the immediate vicinity include Le Creuset, Caudalie, Petit Bateau, Anya Hindmarsh and Ottolenghi.



ACCOMMODATION

The property is arranged over ground and basement floors and provides the following approximate net internal floor areas

Ground	556 sqFT	51.65 sqM
Basement	485 sqFT	45.05 sqM
Total	1,041 sqFT	96.71 sqM

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value £72,000

UBR (2021/22) 51.2p

Rates Payable £39,384

Prospective tenants are advised to confirm any rating liability directly with the Local Authority and may benefit from concessionary rates until 1st April 2022.

TENURE

New lease terms to be agreed.

RENT

£80,000 per annum exclusive.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC certificate is available on request.

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VIEWINGS

All appointments to view must be arranged via Bruce Gillingham Pollard. Please contact:

Lucy Cope

07595 267 866

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5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness

Bruce Gillingham Pollard is registered in England with registered number 760004

