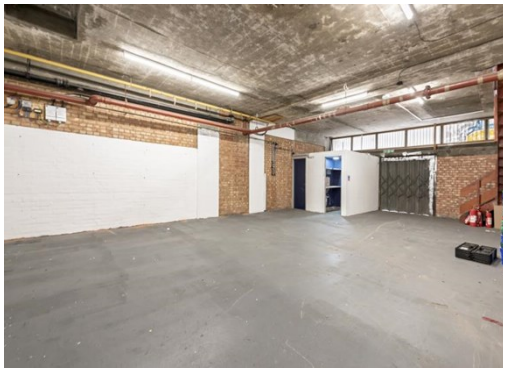






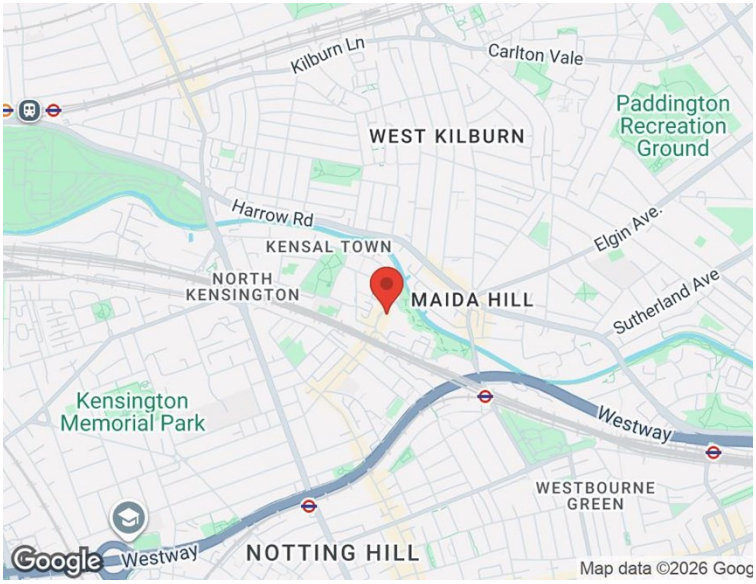
9 Golborne Road, London, W10 5NY

A GROUND FLOOR & BASEMENT SHOP / STUDIO / WORKSHOP ON GOLBORNE ROAD

TO LET

Area: 1,634.00 FT² (151.80M²) Rent: £34,500 per annum, exclusive of VAT.

- High ceilings
- x2 uninterrupted open areas
- Loading to the rear
- Kitchenette
- W/C



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West End & West London Specialists

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LOCATION:

The premises are situated in a parade of shops at the base of Trellick Tower, on the easterly side of Golborne Road, in between the junctions with Southam Street and Hazelwood Crescent. The immediate area comprises a mixed of predominately mid to late 20th Century commercial premises and residential flats. Local businesses include, Dillons Chemist, Vintage Clothing, Costcutter, Panella (Sicilian Street Food), Sharp & Flask Barbers, Caia (Modern European), Maramia (Middle Eastern), Lisboa Patisserie, De Nadas Empanadas, Ache (Modern European), Nushka (Fabrics), Fez, Les Couilles Du Chien, Calluna (florist), Arte House, Reviva Collection, Susan Osbourne (Interior Design), Alice Palmer & Co, Trove, The Store, Le Labo, Klear Labs, Strakers (Modern European), Golborne Deli, Flying Horse Coffee, The Fat Badger and Canteen (Italian). Public transport is accessed via Ladbroke Grove (buses), Ladbroke Grove Station (Hammersmith & City line) and Westbourne Park Station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A double fronted ground and lower ground floor shop / studio / workshop, situated in a parade of shops and cafes, under the iconic Brutalist movement Trellick Tower. The part glazed frontage leads to an open plan area, with stairs descending to the lower ground floor, which comprises an open plan area with metal concertina doors to the rear, a kitchenette and W/C.

The tall ceilings make the premises ideal for gyms and other recreational activities, whilst also lending themselves to an gallery / artists studio or design workshop.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
Ground Floor	820.00	76.18
Basement	814.00	75.62
TOTAL	**1,634.00FT²**	**151.80M²**

FLOOR PLAN: Click Here

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £34,500.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £18,500 per annum
Rates Payable: £7,992 per annum

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

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

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

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