

CLASS E PREMISES TO LET 377 LADBROKE GROVE LONDON W10

LOCATION

The premises are located on the North end of Ladbroke Grove, close to the junction with Kensal Road and the Grand Union Canal.

Operators close by include Le Choux, Lucky Bean, Anytime Fitness and Sainsbury's supermarket.

ACCOMMODATION

The premises are arranged on ground and basement floors, offering the following approximate areas:

Ground Floor	255 sq/ft
Basement	260 sq/ft

LEASE

A new lease can be made available for a term to be agreed, to be contracted outside the Landlord & Tenant Act 1954.

RENT

On application.

USE

The premises has a planning use within Class E of the Use Classes Order.



RATES

Rateable Value 25/26	£7,300
Rate Payable 25/26	£3,643 per annum

Small Business rates relief may apply, in which case business rates will not be charged on the property. Interested parties are advised to make their own enquiries with the Local Authority.

TIMING

January 2026.

LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.

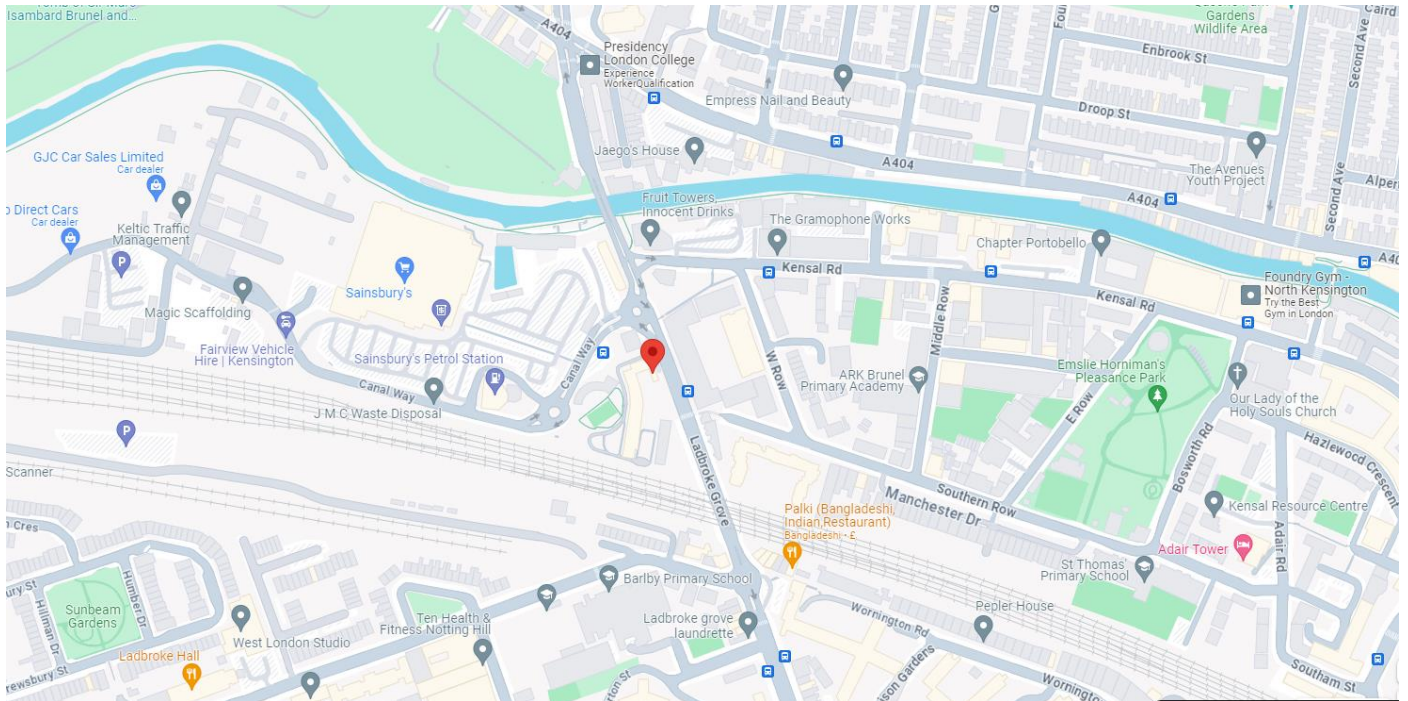
EPC

Available on request.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler
Email: ofowler@blb.uk.com
Tel: 07900 217 624



2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.