

28 GOLBORNE ROAD, LONDON W10

LAUNDERETTE TO LET
(ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING)

APPROX 1,015 SQ FT



LOCATION

The premises are located in the northern part of Golborne Road by the Trellic Tower between the junctions of Southam Street and Homefield Road. Westbourne Park underground station is within a short walk and many bus routes pass the premises.

Local traders include pharmacy, opticians, library, cafés, Goldfinger Kitchen renewed Furniture, Relic Fashion and hairdressers. Golborne Road is well known for interior design and independent retailers and leads to Portobello Road and Notting Hill.

ACCOMMODATION

The premises are fitted as a launderette on the ground and lower ground floor. The ground floor has frontage to the square with a wide pavement area in front. There is natural light at the rear. The lower ground floor is mostly in open plan and at the rear there is double door access and windows providing light to this accommodation with Mews access.

Gross frontage	20 ft
Ground Floor	545 sq ft
<u>Lower Ground Floor</u>	<u>470 sq ft</u>
TOTAL	1,015 sq ft

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Subject to contract and exclusive of VAT if applicable

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The premises have a modern aluminium shop front and roller shutter. Internally they are in need of refurbishment.

The ground floor to ceiling height is 3.15 m

USE

The premises have been used as a launderette and a number of machines remain at the accommodation. The machines are old and we offer no warranty as to whether they are serviceable.

Our clients ideally wish to find a new launderette operator or similar use.

Applications will be considered from alternative users, especially those that benefit the community. No A3 or A5 applications will be considered.





BUSINESS RATES

The premises are located in the Royal Borough of Kensington and Chelsea with the following rateable value and estimated rates payable. Prospective tenants should contact the authority direct to verify these figures.

Rateable Value £9,100
Rates Payable 2020-21 £4,540.90.

However current business rates legislation means that **nil rates** will be charged for the current tax year. This information must be verified by direct enquiry to the local authority RBKC Business Rates Team on 0208 315 2082.

TERMS

The premises are available on new lease for a period by arrangement subject to five yearly upward only rent reviews. These will be held outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act.

GUIDE RENT

£25,000 per annum exclusive.

SERVICE CHARGE

On application

EPC

In production

FURTHER INFORMATION AND INSPECTIONS

Via prior appointment with landlord's sole agents

HNG 0203 205 0200



Rear mews access