

# Lot 16, 40 Ledbury Road, Notting Hill, London,

**W11 2AB**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Central London Freehold Retail Investment

- Retail Let to Sweaty Betty Limited
- Highly Affluent Central London Location.
- Close to Portobello Road Antiques Market
- VAT Free Investment
- Neighbouring occupiers include Sandro, Zadig & Voltaire, Jigsaw, The Kooples, Druces, Winkworth and Savills.

#### Lot

16

#### Auction

25th September 2024

#### Rent

£119,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 0.6 miles north of Kensington Gardens  
1.8 miles west of London's West End

1 mile west of Paddington Station

**Roads** Edgware Road (A5), Oxford Street (A40), Bayswater Road (A402)

**Rail** Paddington National Rail Station, Notting Hill Gate Underground Station (Central line), Paddington Underground (Elizabeth /Cross Rail Line , Bakerloo, Jubilee, Hammersmith & City, Circle and District)

**Air** London City Airport, Heathrow Airport

### Situation

Ledbury Road is situated in the heart of Notting Hill, a highly attractive, fashionable and affluent West London suburb within the Royal Borough of Kensington & Chelsea, located 1.8 miles west of Marble Arch and Oxford Street, London's premier retail location. The property is situated on the east side of Ledbury Road, close to the busy junction with Westbourne Grove. Portobello Road with it's infamous historic Antique Market is some 300 metres west of the property. The immediate vicinity with its pleasant village atmosphere attracts and eclectic mix of restaurants, antique shops and boutiques including Sandro, Zadig & Voltaire, Jigsaw and The Kooples. Other neighbouring occupiers include Druces, Winkworth and Savills estate Agents.

### Tenure

Freehold.

### Description

The property is an attractive mixed use period building comprising ground floor retail accommodation with ancillary accommodation in the basement and a self contained maisonette on the upper floors, but excluding the roof space. The maisonette has been let of sold on a long leasehold interest.

Other properties on the same side of the road have benefitted from a mansard roof extension, and subject to planning consents, there is therefore no obvious reason why this property should not succeed in a planning application for a mansard roof extension, should the owner of upper maisonette wish to acquire the roof rights out of the current freehold.

### VAT

VAT is not applicable to this lot.

### Planning

The property does not appear as Listed on the Historic England website, but is within the Pembridge Conservation Area. Numbers 32,34,36,44 and 46 on the same side of the road have all benefitted from a mansard roof extension, and subject to planning consents, this property may also benefit from a mansard roof extension, should the owner of upper maisonette wish to acquire the roof rights out of the current freehold.

### Completion Period

6 Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Basement Ground	Retail Ancillary	81.21 59.40	(639) (874)	Sweaty Betty Limited (crn 03525806) (2)	10 years from 10th April 2017 (3)	£119,500	09/04/2027
First and Second	Maisonette	-	(-)	Individual	153 years from 23rd May 2012	-	24/06/2165
<b>Total Approximate Commercial Floor Area</b>		<b>140.61</b>	<b>1,513</b>			<b>£119,500</b>	

(1) The above floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/7623834000>)

(2) Sweaty Betty Limited (crn 03525806) were incorporated in March 1998 and currently operate 19 retail outs in London and a further 44 nationwide as well as 66 retail outlets internationally. For more information see [www.sweatybetty.com](http://www.sweatybetty.com) . For the period ending 1st January 2023 Sweaty Betty Limited (crn 03525806) reported a Turnover of £167,725,485., Gross Profits of £66,060,764. and Shareholder's Funds of £28.917.532.. (Source: Report and Financial Statements as Published at Companies House 03/09/24)

(3) Tenant did not activate their 09/04/2022 break option



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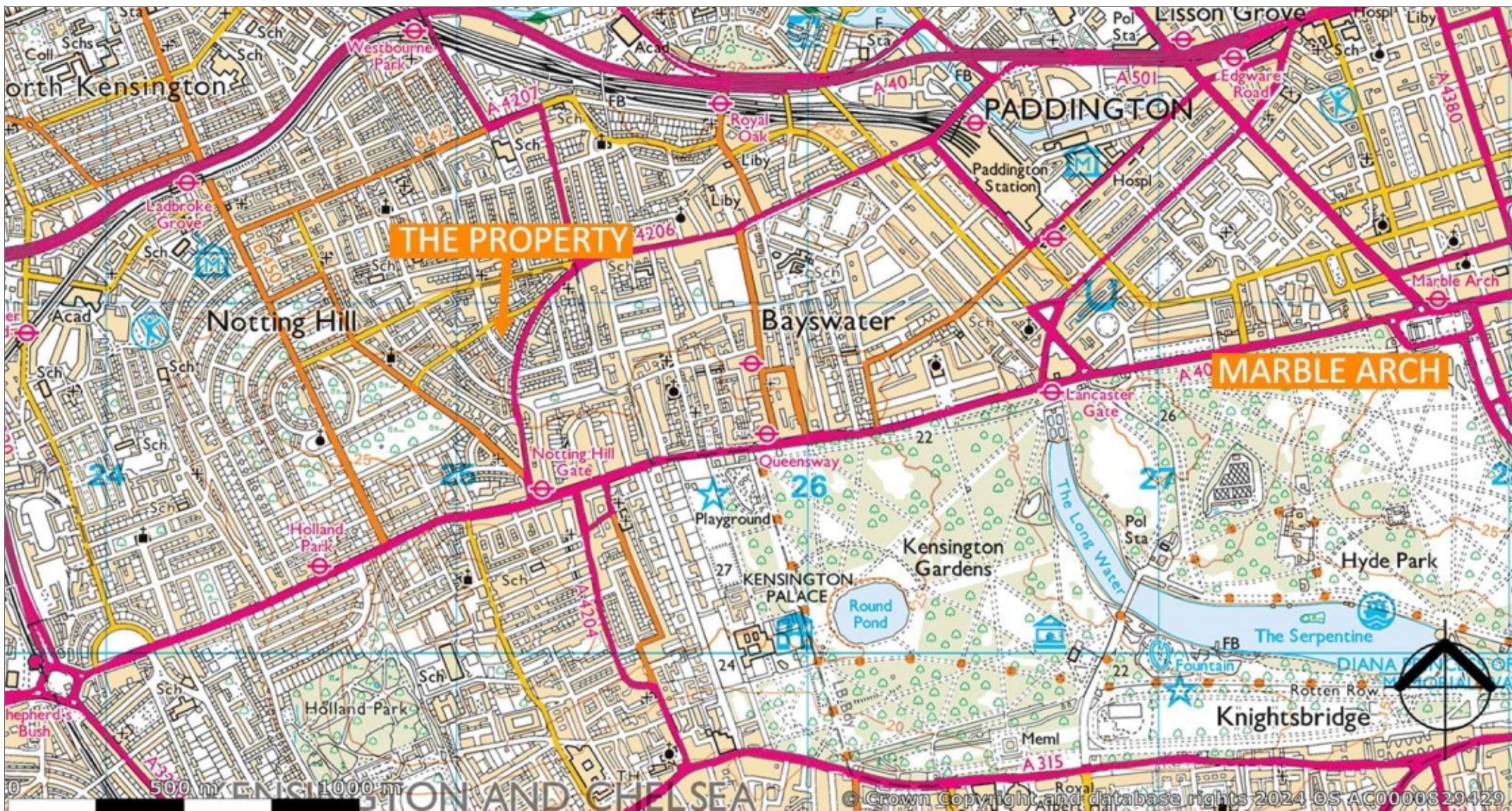




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## Contacts

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2024