



FREEHOLD
RETAIL INVESTMENT
FOR SALE

53 Ledbury Road

NOTTING HILL | W11 2AA


Clifton

Investment Summary

Luxury retail destination in the heart of Notting Hill

- One of London's most affluent neighbourhoods;
- Buoyant Ledbury Road micro-location;
- Attractive period building;
- Held Freehold;
- Located in prime section of Ledbury Road;
- Well configured retail accommodation providing 636 sq ft over ground and basement;
- Let to Maison Lingerie Limited on a 10 year lease expiring March 2027 at £57,500 pa;
- £100 pa receivable from x4 residential long leasehold interests;
- Total income of £57,600 per annum.



SEEKING OFFERS IN EXCESS OF
£900,000

(Nine Hundred Thousand Pounds)
exclusive of VAT and subject to contract.

A purchase at this level reflects a

Net Initial Yield of 6.06%

(assuming graduated purchasers'
costs of 5.63%).



Location

Internationally recognised as a premier retail, residential and leisure destination, Notting Hill is one of London's most desirable and affluent neighbourhoods.

To the north of the property, Westbourne Grove crosses Portobello Road, which is home to the internationally renowned Portobello Market and attracts some 100,000 visitors per week. To the east is the ongoing urban regeneration areas of Paddington and Bayswater centred around the £5bn repositioning of the Paddington Basin. There are additional proposals for major public realm improvements in Queensway, including the ongoing mixed-use transformation of Whiteley's Shopping Centre.

Elsewhere in Notting Hill, Frogmore have undertaken an extensive refurbishment and recladding of their Notting Hill Gate Estate, delivering 62,000 sq ft of new Grade A office accommodation and a new 173-bed Hotel.



LEDBURY ROAD, ALONGSIDE WESTBOURNE GROVE, FEATURES AS ONE OF THE AREA'S PRIME FASHION AND LIFESTYLE RETAILING STREETS. IT IS HOME TO AN ECLECTIC MIX OF INTERNATIONAL BRANDS SITTING ALONGSIDE SMALLER BOUTIQUES, GALLERIES AND RESTAURANTS.



The surrounding Royal Borough of Kensington and Chelsea is one of the most desirable and exclusive places to live and work in London.

Notting Hill is renowned for its prime fashion retailing offering and benefits from one of the most affluent local shopper catchments in the Capital. This is further enhanced by large numbers of national and international shoppers and tourists attracted by the area's excellent retail and cultural offering.

Notting Hill's international reputation drives high numbers of visitors to the Portobello Road Market and the Notting Hill Carnival annually.



BANK
27 MINS

OXFORD CIRCUS
19 MINS

SOUTH KENSINGTON
17 MINS

REGENT'S PARK

MAYFAIR

MARBLE ARCH

PADDINGTON
06 MINS

LANCASTER GATE

HYDE PARK

THE WHITELEY

Notting Hill



NOTTING HILL GATE
10 MINS

WESTBOURNE GROVE

TRAVEL TIMES FROM NOTTING HILL GATE

4 mins
PADDINGTON

16 mins
KING'S CROSS

8 mins
OXFORD CIRCUS

16 mins
BANK

10 mins
VICTORIA

21 mins
LIVERPOOL ST

Connectivity

Ledbury Road is easily accessed by bus and Underground, with Notting Hill Gate (District, Central & Circle Lines), Royal Oak (Hammersmith & City Line) and Bayswater (District & Circle Lines) stations within easy walking distance.

Paddington Train Station (1.3 miles away) provides access to the west of the country with direct services to the commuter belts of the Home Counties. The Elizabeth Line also provides short travel times to Bond Street, Tottenham Court Road, Liverpool Street and Canary Wharf.

The Heathrow Express provides a direct train link to Heathrow Airport from Paddington departing every 15 minutes with an approximate journey time of 15 to 19 minutes to Terminals 1, 2 & 3 and Terminals 4 & 5, respectively.



Situation

The property sits in a prominent position on the western side of Ledbury Road, just 50 metres from its junction with Westbourne Grove.



Westbourne Grove benefits from numerous well-known upmarket designer boutiques including: Smythson, Orlebar Brown, Sandro, Derek Rose, Free People, Reformation, Ba&Sh, Diptyque and Bonpoint.

The retail experience is further enhanced with nearby upmarket food and beverage operators including Daylesford Organic, Wild, Granger & Co, Ottolenghi and Beach Blanket Babylon.

Description

The property comprises a fine mid-terraced Georgian style building with retail accommodation occupying the ground and basement levels.

The upper floors and rear basement form residential accommodation (x4 flats) which are all sold off on Long Leasehold interests.

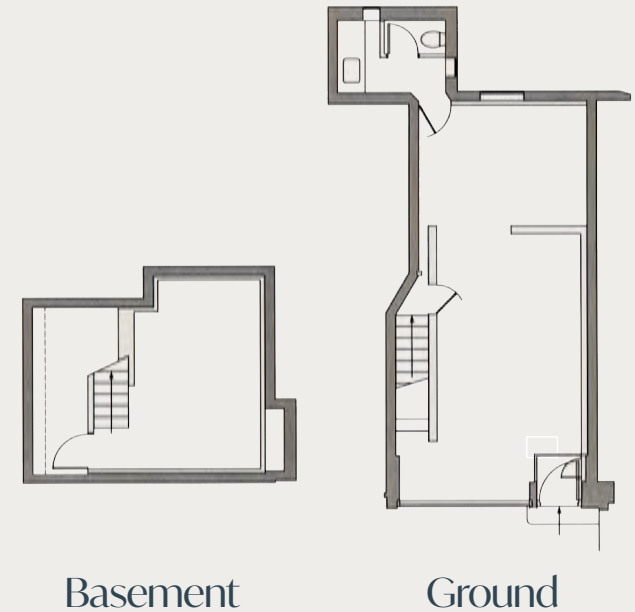


Retail Accommodation

The property provides the following approximate floor areas:

FLOOR	AREA (SQ FT)	AREA (SQ M)
Ground	356	33.1
Basement	280	26.0
ITZA	299	-
TOTAL	636	59.1

A full breakdown and analysis of the passing rent is available upon request.



Floor plans are for illustration purposes only

Tenancy

The property is let to Maison Lingerie Limited for a term of 10 years from 24th March 2017 (ending 23rd March 2027) at a current rent of £57,500 pa. By way of additional security, a rental deposit is held.

The residential accommodation is let on the following basis:

FLAT	DESCRIPTION	LEASE ENDING	GROUND RENT (£ PA)
1	Basement	31.12.2077	£100
2	First Floor	01.01.2167	£0
3	Second Floor	01.01.2168	£0
4	Third Floor	31.12.2077	£0



[VIEW GALLERY ▶](#)

Covenant

[MAISONSL.COM](https://www.maisonsl.com) ▶

Maison Lingerie Limited trading as Masion SL, is a luxury lingerie and swimwear retailer in Notting Hill offering a wide selection of top designer brands from France, Italy, Belgium, Spain and the UK.

The boutique is known for expert advice and bra fitting instore but also has a wide online presence.

Further background financial information is available upon request.

TOTAL COMBINED
INCOME OF
£57,600
PER ANNUM



Tenure

The property is held Freehold under Land Registry Title Number BGL6784.

Planning

The property is not listed but is located within the Pembridge Conservation Area.

EPC

Available upon request.

VAT

The property is not elected for VAT.

AML

The successful purchaser will be required to fulfil anti-money laundering requirements in accordance with the Money Laundering Regulations.

Proposal

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Contact

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