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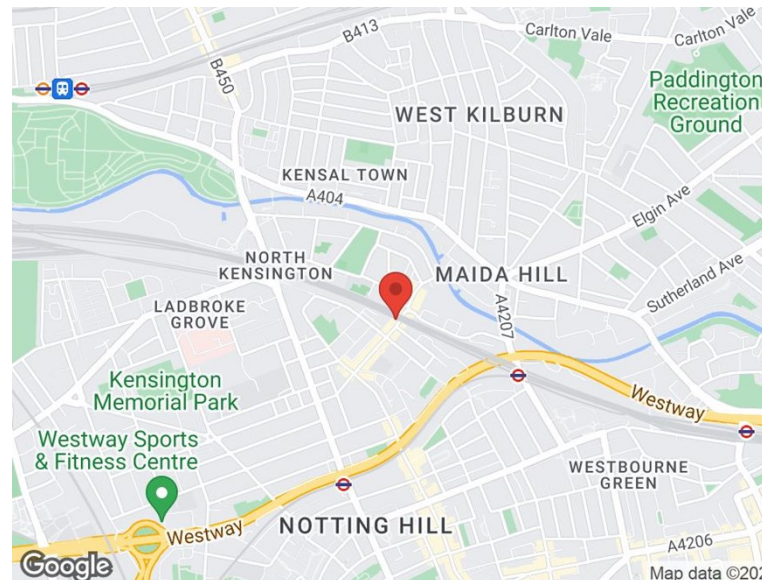
38 Golborne Road, London, W10 5PR

RETAIL INVESTMENT - GOLBORNE ROAD NORTH KENSINGTON - 7.0% NIY

FOR SALE

Area: 346.00 FT² (32.14M²) | Asking Price £395,000 subject to contract |

- Good natural light
- Good ceiling height
- Fitted as a barbers shop
- W/C





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LOCATION:

The premises are situated on the northerly side of Golborne Road adjacent to the junction with St Ervan's Road and occupy a position to the end of a parade of shops, which form the lower part of a terrace of mixed-use buildings. Other local businesses include Lisboa Patisserie, Cha Cha X Sister Jane, Golborne Deli, Falafel King, James Duggan, 88 Antiques, Cubitts Notting Hill, De Nadas Empanadas, Klear Labs, Lowry & Baker, Strakers, Panella and Pizza East. Public transport is accessed via Ladbroke Grove (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A ground floor retail premises with a fully glazed frontage which leads to a tapered, open plan retail area, with 2 head basins and a W/C to the rear. The premises is fitted as a barber's shop and is in good decorative order.

Full Commercial Lease terms available on application, Passing Rent £29,000 per annum and Service Charge approx. £4,000 per annum.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	346.00	32.14
TOTAL	346.00FT²	32.14M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

PRICE: £395,000.00

RATES: TBC

SERVICE CHARGE: £4,000

POSSESSION: The premises is being sold with tenants Sharp & Flask in occupation.

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

VAT: Elected for VAT

EPC: Available upon request.

CONTACT:

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