



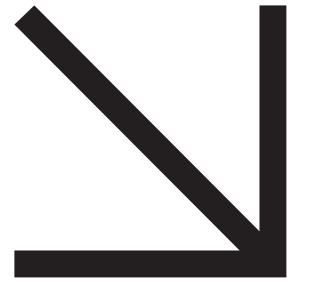
△ LONDONSUPER



44 Golborne Road

LONDON W10

An attractive Class E retail unit, situated on one of West London's most distinctive and vibrant streets.





Positioned at the heart of Golborne Road, just north of Portobello Market, this unit sits within one of London's most characterful and eclectic neighbourhoods. Known for its mix of long-standing local businesses, destination dining, and creative independents, the area attracts both loyal residents and visitors from across the capital.

Extending to 347 sq ft, this self-contained ground floor unit offers a bright, versatile space suited to a variety of uses.



LOCATION

Notting Hill, Ladbroke Grove, and Queen's Park are all close by, ensuring a strong local catchment. Excellent public transport connections further support high levels of footfall throughout the week.

Nearby occupiers include: Acre, Fat Badger, Straker's, Caia, Golborne Deli, Le Labo, Cubitts, Panella, Layla Bakery, Flying Horse Coffee, and Canteen.



DESCRIPTION

The unit has been newly refurbished to a high standard and benefits from excellent frontage onto Golborne Road, good ceiling heights, and a simple, open-plan layout.

Positioned opposite thriving independents and moments from Portobello Road, the unit is ideally placed to capture both destination shoppers and daily local trade.



Caia

LE LABO



STRAKER'S

ACRE

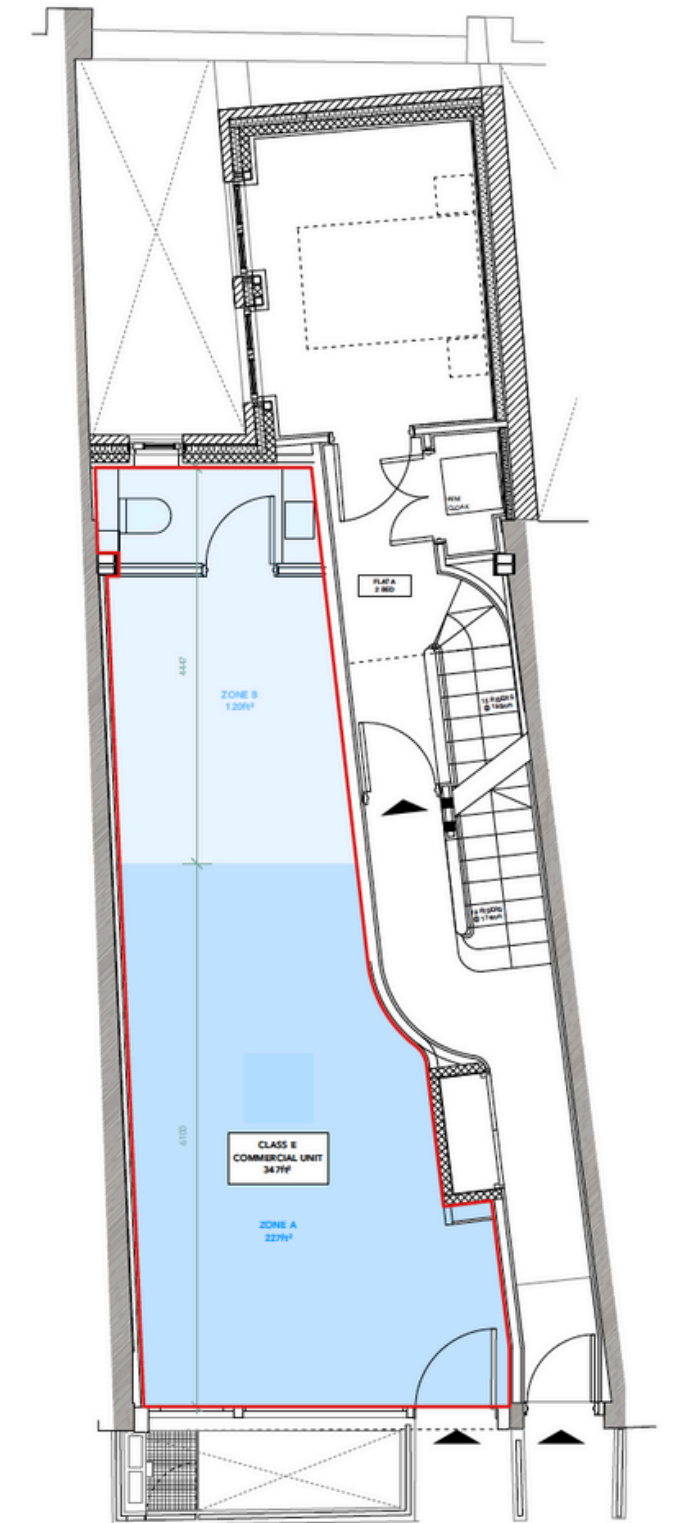


CUBITTS



INFORMATION

- ↘ 7-day trade
- ↘ Bohemian location
- ↘ Newly refurbished with fully-fitted WCs
- ↘ Great transport links
- ↘ Excellent natural light
- ↘ Self-contained Class E unit





AVAILABILITY

Floor Areas

GF: 347 sq ft

Quoting Rent

£37,500 pa

Business Rates

TBC

Service Charge

TBC

Londonsuper gives notice that these particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending purchasers should independently verify any details set out herewith. Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Londonsuper has any authority to make any representation or warranty whatsoever in relation to this property.

EPC has been commissioned and is available on request.





GET IN TOUCH

EMAIL

HI@LONDONSUPER.COM

INSTAGRAM

[@_LDNSPR](https://www.instagram.com/_LDNSPR)

WEBSITE

WWW.LONDONSUPER.COM

