

# MAIDA HILL MARKET

## 2-4 Elgin Avenue, London W9

**COMMERCIAL E CLASS PROPERTY TO LET – REAVAILABLE DUE TO ABORTIVE NEGOTIATIONS**



### DESCRIPTION & LOCATION

The subject property comprises the ground and part basement of a highly prominent corner building at the junction of Elgin Avenue and Harrow Road overlooking Maida Hill Market.

The location is within easy access with fantastic public transport links via Westbourne Park, Royal Oak, Ladbroke Grove and Maida Vale stations. Notting Hill and Portobello Road are within a few minutes walk.

Immediate retail occupiers close by are broad in their nature to include Toolstation, Sainsburys Local, Post Office, Leyland SDM and various medical clinics.

### ACCOMMODATION

The property is arranged over Ground Floor and Basement with the following approximate areas:

Ground Floor:	<b>131.14 sq m</b>	<b>1,411 sq ft</b>
Basement:	<b>174.02 sq m</b>	<b>1,872 sq ft</b>

### LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed. All uses will be considered.

### RENT

Available upon request.

### SERVICE CHARGE

To be reassessed

### INSURANCE

To be confirmed.

### RATING

The property is being re-assessed for rates with the latest rateable value as follows:

Rateable Value 2025:	<b>£67,883</b>
UBR 2025/26:	<b>55.5p</b>
Estimated Rates Payable:	<b>£37,675.07</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### LEGAL COSTS

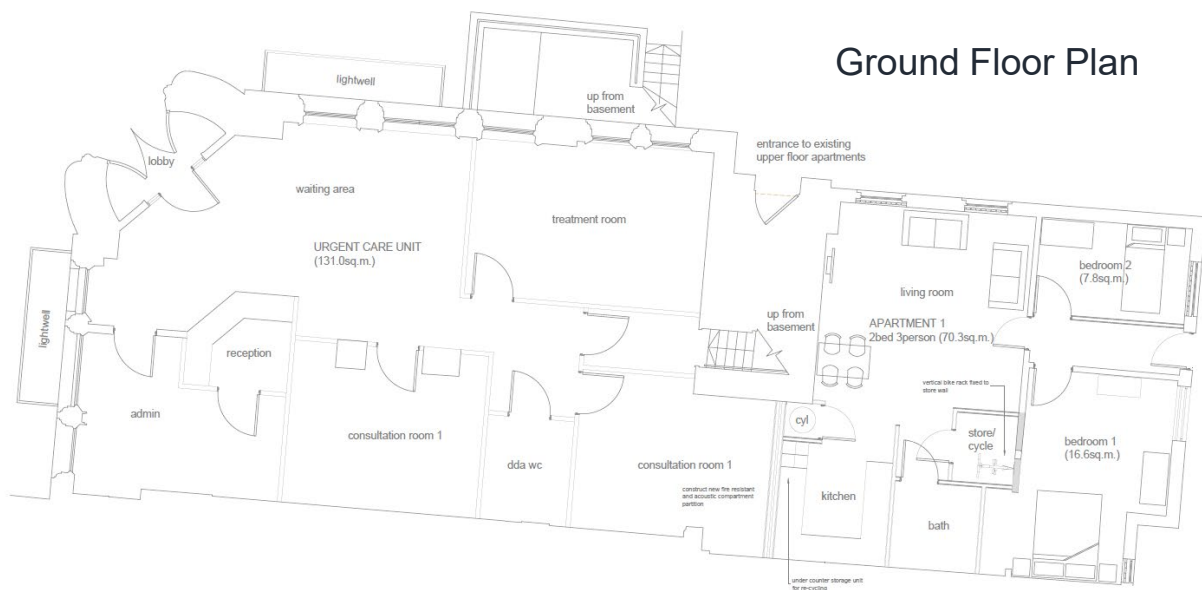
Each party shall be responsible for their own legal costs incurred in this transaction.

Date: August 2025

# MAIDA VALE

## 2-4 Elgin Avenue, London W9

Ground Floor Plan



Basement Plan

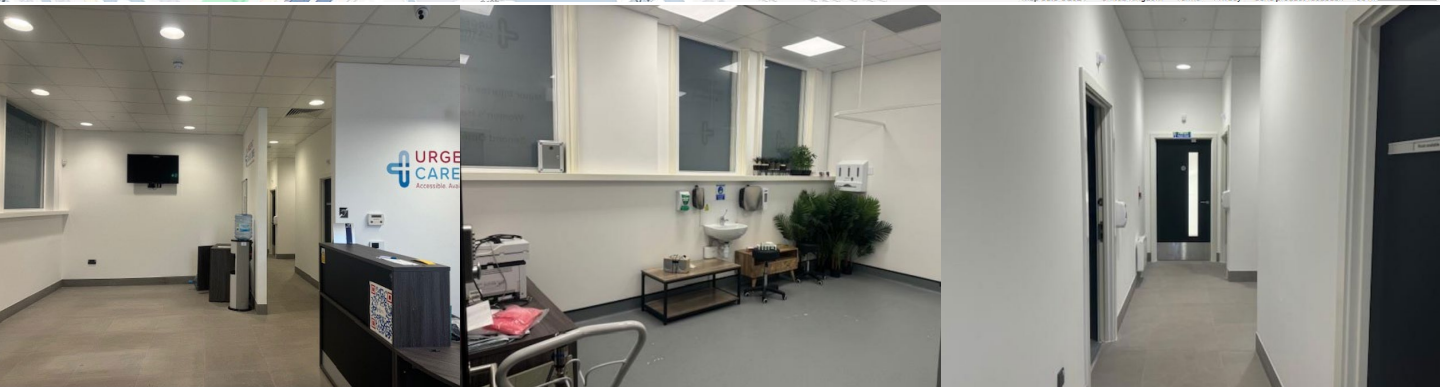
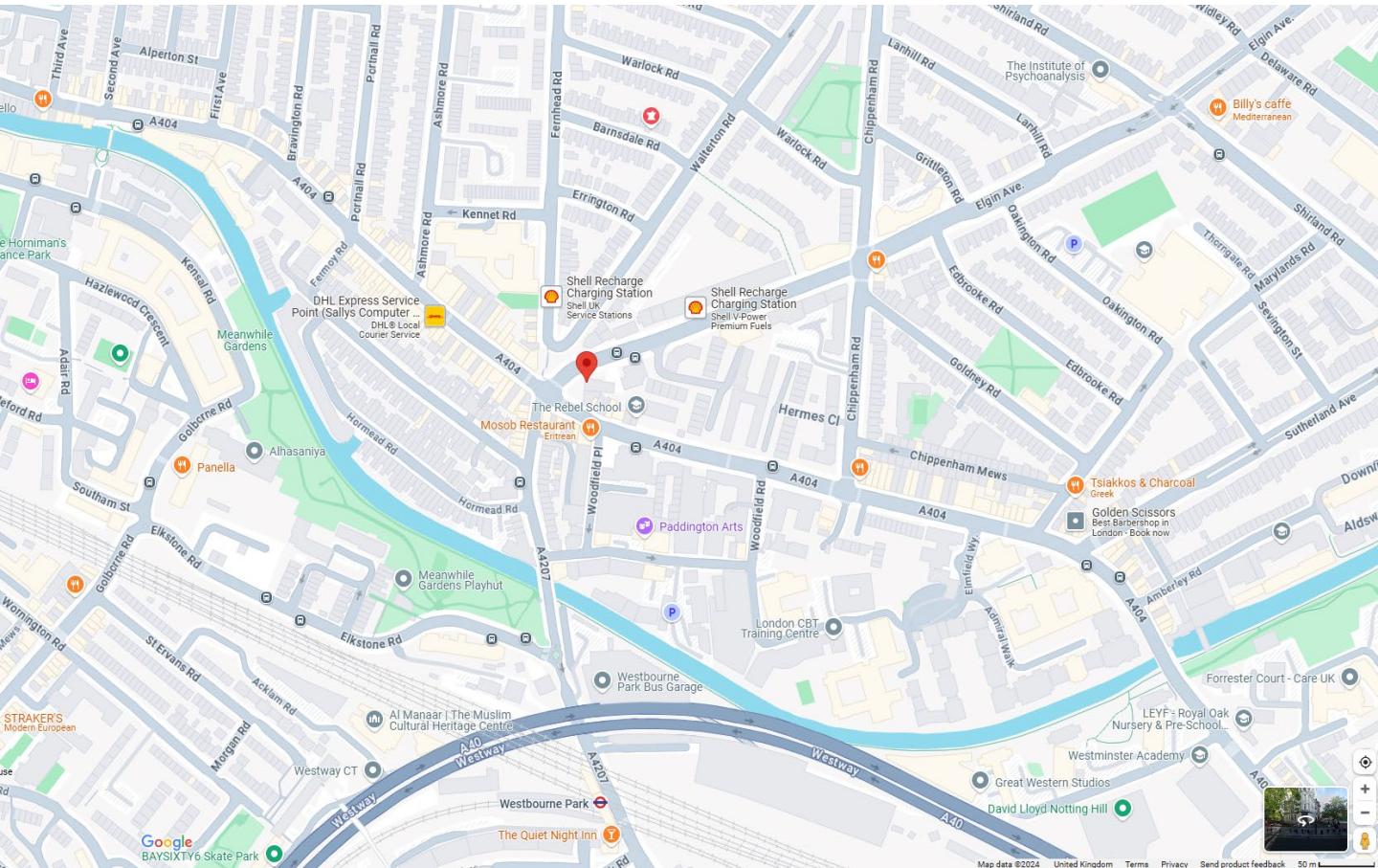
*Please note plans are for indicative purposes only.*

Date: August 2025



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For further information and to arrange a viewing, please contact:

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Date: August 2025