

Portobello Road, Notting Hill W11

Galleried Studio Office/Showroom

930- 1230 sq ft 86 - 114 sq m



**First & Gallery Floors, St Peter's Church Hall, 59a Portobello Road,
W11 3DB**

Situation & Location

The property is located just to the north of **Notting Hill Gate** in the section of **Portobello Road** which is predominantly residential, before the main body of the famous street market. **Notting Hill Gate Underground** with its **Central, Circle** and **District Line** connections is thus very close by, as is **Westbourne Grove** with its luxury retail and restaurant offering. The popular **Farm Girl Café** is located on the ground floor. Please see location plan below.

Description & Accommodation

The property comprises a split level, double height studio, with superb natural light, reached from Portobello Road via a courtyard entrance and an external staircase, which has been used for many years as a showroom and offices, providing the following accommodation:-

First floor studio:	324 sq ft 30.16 sq m
Gallery studio	<u>605 sq ft 56.26 sq m</u>
Total	930 sq ft 86.42 sq m

In addition there is a separate rear office (The Bridge Room) of some **300 sq ft 27.9 sq m**

Floorplans and further photographs on request:

Terms

Available for a lease with a minimum one year term, thereafter with a mutual three month rolling break. Rent (inclusive of any business rates) £58,500 for the main studio, plus service charge (to include building insurance and electricity) of £3,500 per quarter. For the Bridge Room a rent of £12,000 pa plus a service charge of £1,000 per quarter.

Legal Costs Each party to bear their own **Energy Performance Certificate**

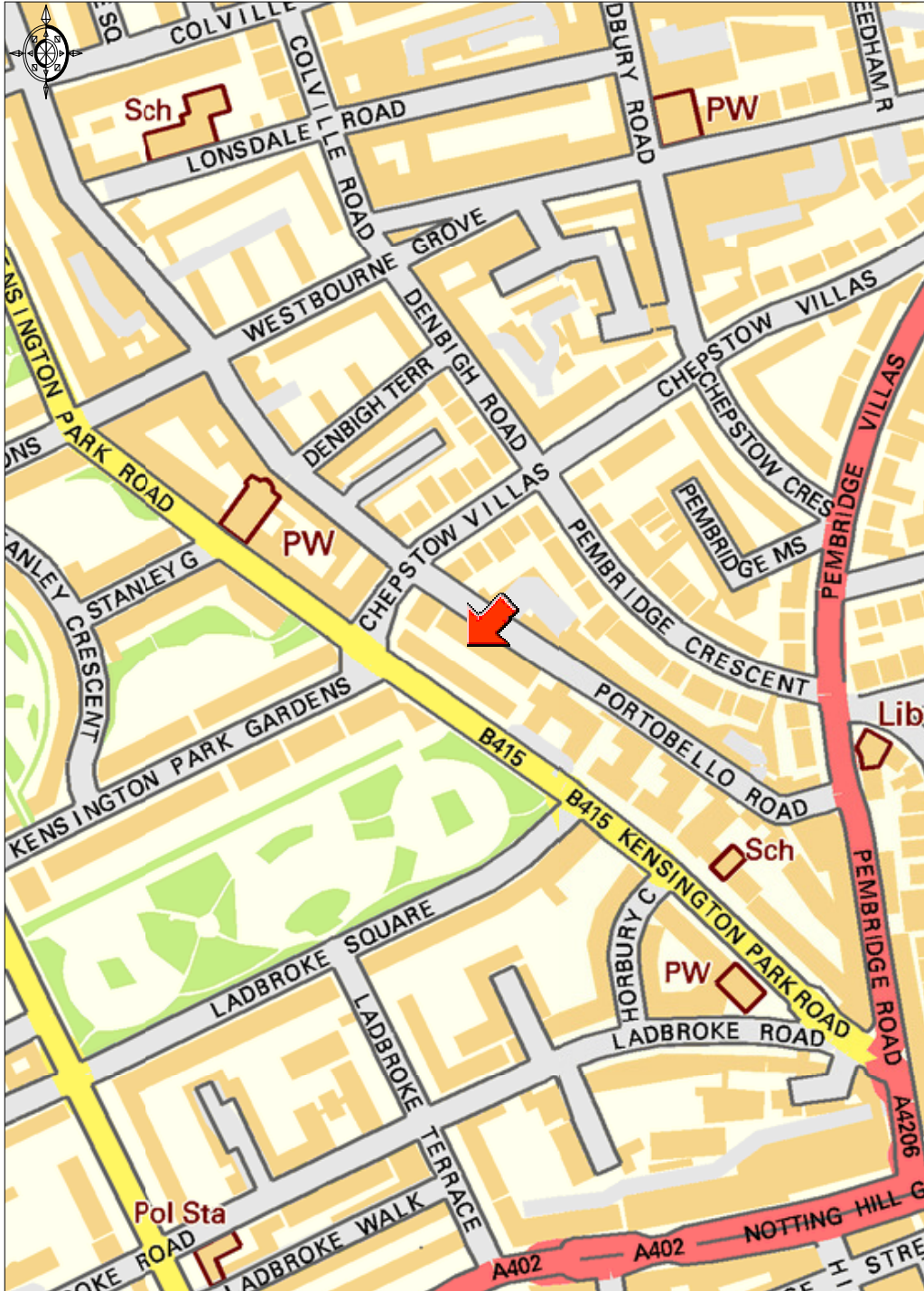
VAT Will not apply

Possession available from end of December 2024

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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