

## Holland Park W11

Due To Relocation - Prominent Retail Unit Available

Lease assignment (estate agency or other former A2 uses only), or new lease may be available for alternative uses

**GF 1,134 sq ft 105 sq m Basement 489 sq ft 45 sq m**



**128 Holland Park Avenue, W11 4UE**

## **Situation & Location**

The property is located close to the junction with Princedale Road, and forms part of a busy local centre serving the highly affluent local population. It is prominently situated adjacent to **Supermarket of Dreams** and **the Rug Company**. Other businesses nearby include **Ben's Greengrocer**, **Lidgates butchers**, **Speck deli**, **Nicolas**, **Jeroboams**, **Daunt Books**, **Joe & The Juice** and **Boulangerie Paul**. Please see location plan below.

**Description & Accommodation** The property comprises a self-contained ground floor shop and basement currently operating as an estate agent, providing a sales office on ground floor with ancillary storage, kitchen and WC's at basement level. Please see floor plan below.

**Amenities:** Kitchen & WC; Air conditioning; ample storage

**Terms** Either an assignment of our clients lease expiring 12<sup>th</sup> January 2027 (inside the Act) with use restricted to former A2 uses; or a new lease may be available direct from the freeholder, for alternative uses, that their discretion.

**Current Rent** £97,500 per annum subject to five yearly upward only review

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

**Business Rates** The rateable value for the premises is £58,000 and the rates payable for the year ending 31/03/25 are £31,668 pa before any retail relief applicable. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

**VAT** Not opted

**Possession** Upon completion of relocation

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

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**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.