

Portobello Road, Notting Hill W11

**New Restaurant and Retail Units
– 2 under offer, 2 available**

Prominent Corner Location



computer generated image

253 Portobello Road W11 1LR

Situation & Location

The property side forms the north west corner of the junction between **Portobello Road** and **Lancaster Road**. It is thus one of the most prominent and important sites on this world famous destination. Other retailers located nearby include **Jovonna London, Greggs, Ukai Sushi; Tesco Metro**. Food and beverage operators in Portobello include **Pizza East, The Electric** and the **Ginstitute** Please see Goad plan below.

Description & Accommodation

253 Portobello Road is has been the subject of a complete refurbishment and re-arrangement to provide a highly visible terrace restaurant at first and second floors with three retail units below having the following net internal floor areas: floorplans available on request: Scheduled completion Oct 2018

Restaurant First and Second Floor UNDER OFFER

Private street entrance	134 sq ft	12.41 sq m	leading via stairs to:-
First Floor	579 sq ft	53.78 sq m	
First Floor Covered Terrace:	525 sq ft	48.6 sq m	
Second Floor:	<u>525 sq ft</u>	<u>48.77 sq m</u>	
Total	1,761 sq ft	163.56 sq m	Current Premises Licence to 10.30pm 7 days

Retail Unit I (corner frontage)

Ground floor sales	1,024 sqft	95.16 sq m
Basement	418 sq ft	38.36 sq m
Vaults	<u>75 sq ft</u>	<u>6.98 sq m</u>
Total	1,512 sq ft	140.50 sq m

Retail Unit 2 (Lancaster Road frontage)

Ground floor sales	337 sqft	34.3 sq m
Basement	<u>396sq ft</u>	<u>20.3 sq m</u>
Total	735 sq ft	68.3sq m

Retail Unit 3 (Lancaster Road frontage) UNDER OFFER

Ground floor sales	267 sq ft	24.8 sq m
Basement	<u>267 sq ft</u>	<u>24.8 sq m</u>
Total	534 sq ft	49.6 sq m

Rents The annual quoted rents for the units are as follows, and will be subject to five yearly upward only review.

Restaurant First and Second Floors: Offers in excess of **£95,000 per annum UNDER OFFER**

Corner Retail Unit 1: **£89,500 p.a**

Lancaster Road Retail Unit 2: **£35,000 p.a**

Lancaster Road Retail Unit 3: **£25,000 p.a UNDER OFFER**

Lease New effectively full repairing and insuring leases are available for a term of up to 15 years

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

Energy Performance Certificate An EPC will be prepared and is available on request

Business Rates Currently being assessed – details on request

VAT The property is VAT opted and VAT will be chargeable in addition to quoted rents

Possession Immediate upon completion of legal formalities

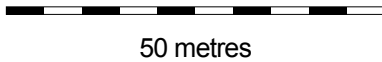
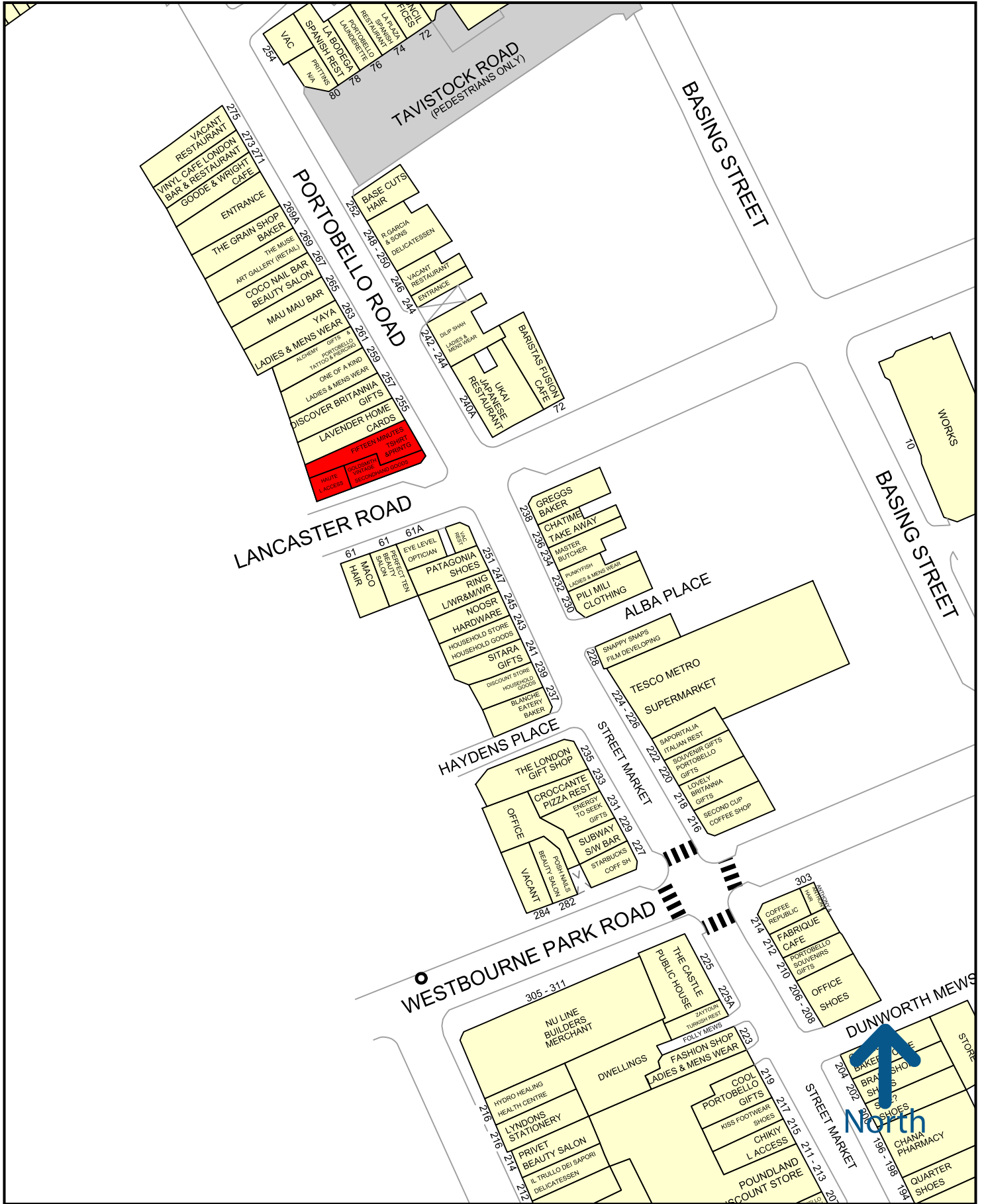
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SUBJECT TO CONTRACT & STATUS

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.



Experian Goad Plan Created: 28/09/2016
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