

Notting Hill W2

Class E Retail/Showroom/Office To Let

2,074 sq ft 193 sq m



Ground floor & basement, 17 Chepstow Corner, Pembridge Villas, W2 4XE

Situation & Location

The property is situated on the southern side of Pembridge Villas, close to the junction with Chepstow Place . Other retailers located in the block include **Farrow & Ball**. Please see Goad traders plan below.

Description & Accommodation

The property comprises a self-contained ground floor and basement Class E unit with high ceiling and exceptional natural light from front and rear, providing the following approximate floor areas:-

Internal Width	6.12 m	Shop Depth	17.6 m
Ground floor sales		1,025 sq ft	95.25 sq m
Basement sales		856 sq ft	79.56 sq m
Basement ancillary		193 sq ft	17.98 sq m

Rent £80,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of up to fifteen years, to be taken inside the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 79 Band D

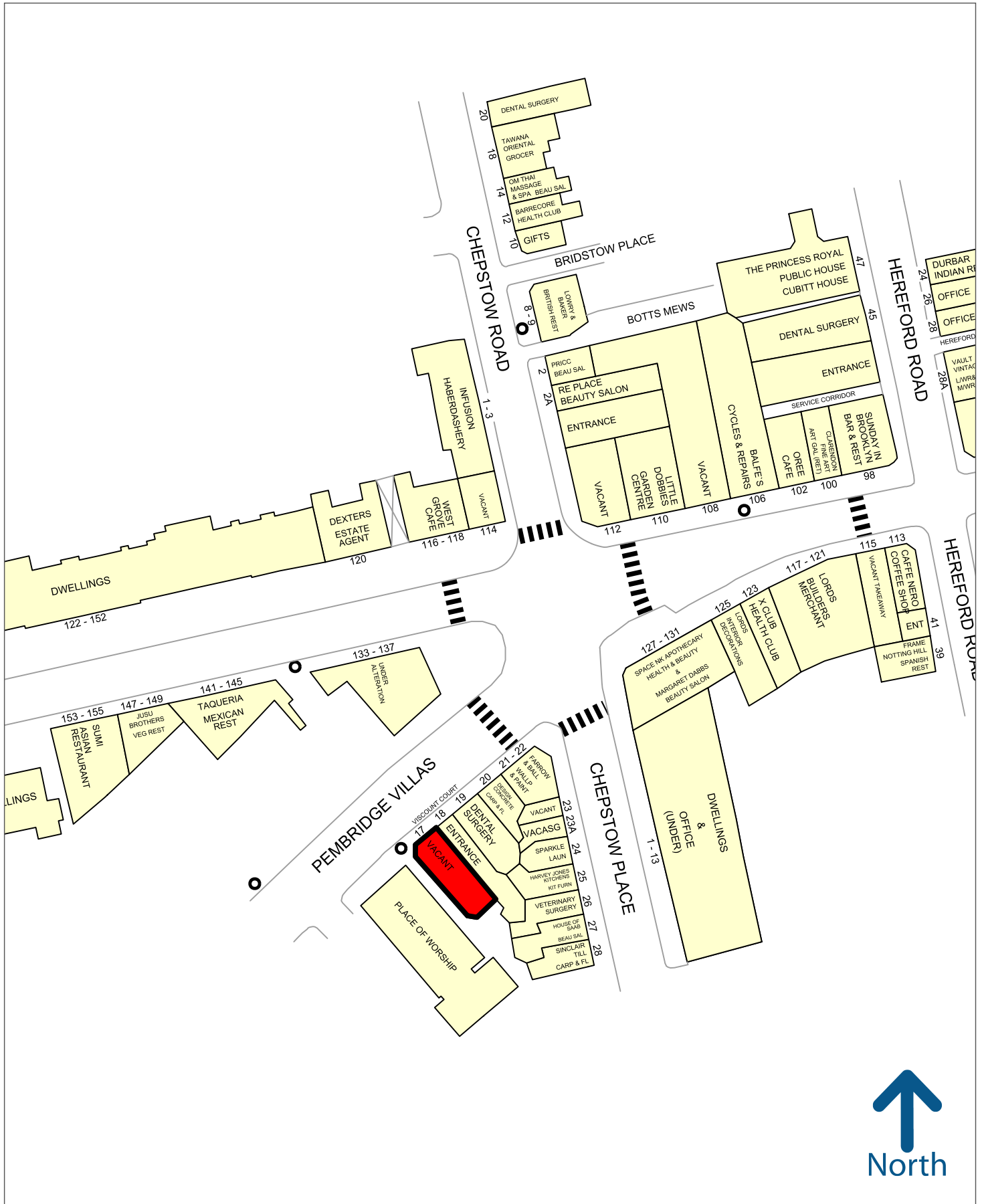
Business Rates The rateable value for the premises is £57,000 and the rates payable for the current year ending 31/03/25 are £31,122 before 40% retail relief for qualifying business. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT Will not apply **Possession** Immediate upon completion of legal formalities

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

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

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.



50 metres



Experian Goad Plan Created: 17/11/2024
Created By: JMW Barnard