

Pembridge Road, Notting Hill Gate W11

On main pedestrian route to Portobello Road

Class E Shop & Basement To Let

400 sq ft 37 sq m sales



17 Pembridge Road, W11 3HG

Situation & Location

The property is situated on the western side of **Pembridge Road** which at this point enjoys a heavy pedestrian flow from **Notting Hill Gate underground** (Circle, Central, District lines) to the **Portobello Market**. Other retailers located in the block include **Marsh & Parsons, Arancina, Brown & Rosie, Etis** and **Bubbleology**. Please see Goad plan extract below.

Description & Accommodation

Comprises a self-contained retail property providing the following approximate net floor areas:-

Basement Sales :	200 sq ft	18.6 sq m
Ground Floor Sales :	201 sq ft	18.7 sq m
Total Sales	401 sq ft	37.3 sq m

Lease A new 10 year, effectively full repairing and insuring, lease is available.

Rent £ 42,500 per annum subject to five yearly upward only reviews.

Legal Costs Each party to bear their own. **EPC** In preparation

VAT The property is VAT opted, and rent and other charges will be subject to VAT in addition.

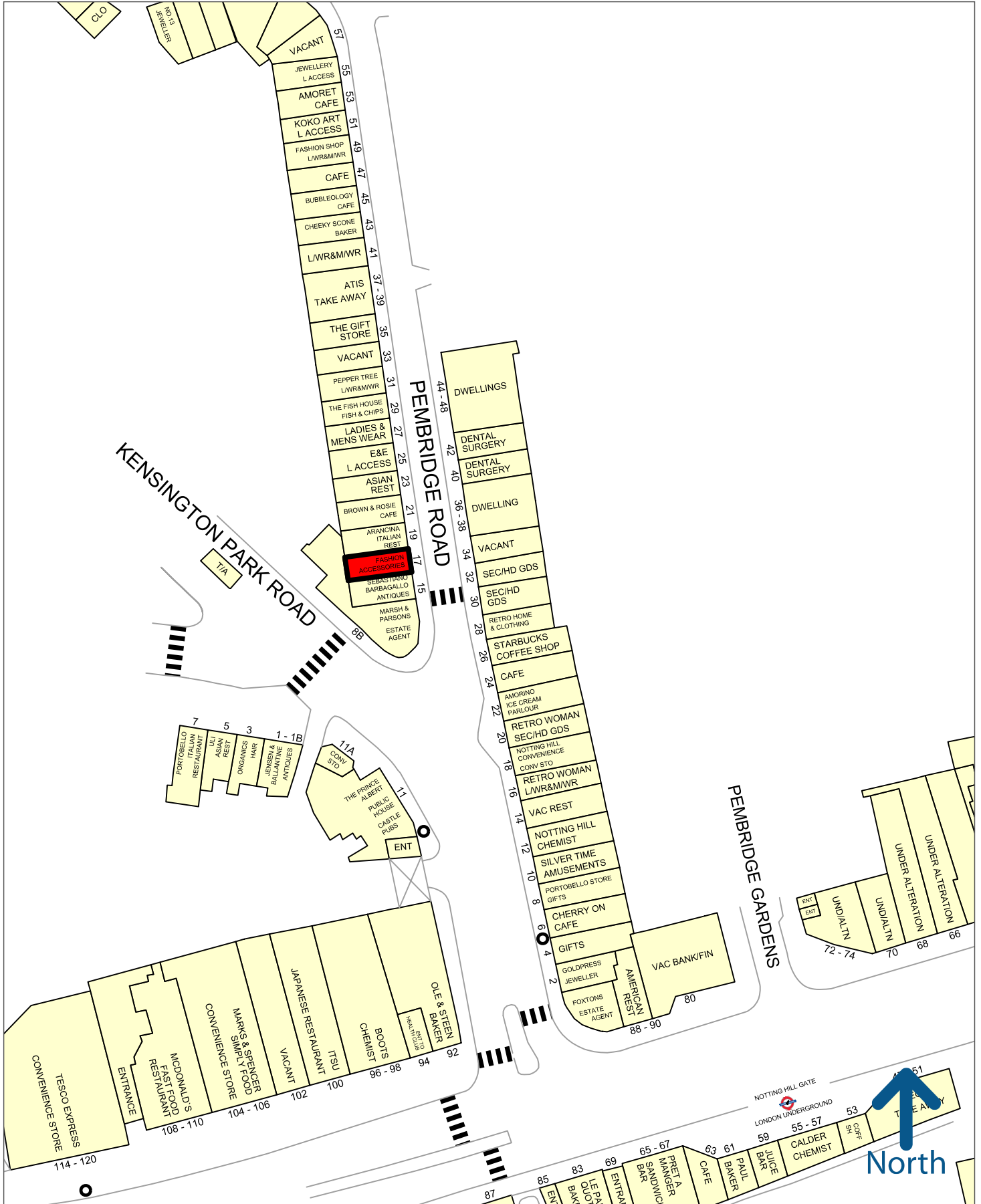
Business Rates. The rateable value from April 23 is £38,750 meaning rates payable for current year would normally be £19,336 however qualifying occupiers will benefit from 75% retail relief meaning a rates liability of £4,834 for year to April 2024. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP Tel: **0207 938 3990**

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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.



50 metres

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