

Pembridge Road, Notting Hill Gate W11

On main pedestrian route to Portobello Road

Class E Shop & Basement To Let

Total 449 sq ft 41.8 sq m (ground floor sales 201 sq ft)



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:-

Ground Floor Sales :	201 sq ft	18.7 sq m
Basement Sales/Ancillary:	200 sq ft	18.6 sq m
Basement Storage	48 sq ft	4.5 sq m
Total Sales	449 sq ft	41.8 sq m

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

Rent £ 46,000 per annum subject to five yearly upward only reviews.

Legal Costs Each party to bear their own. **EPC Rating** 64 (Band C)

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

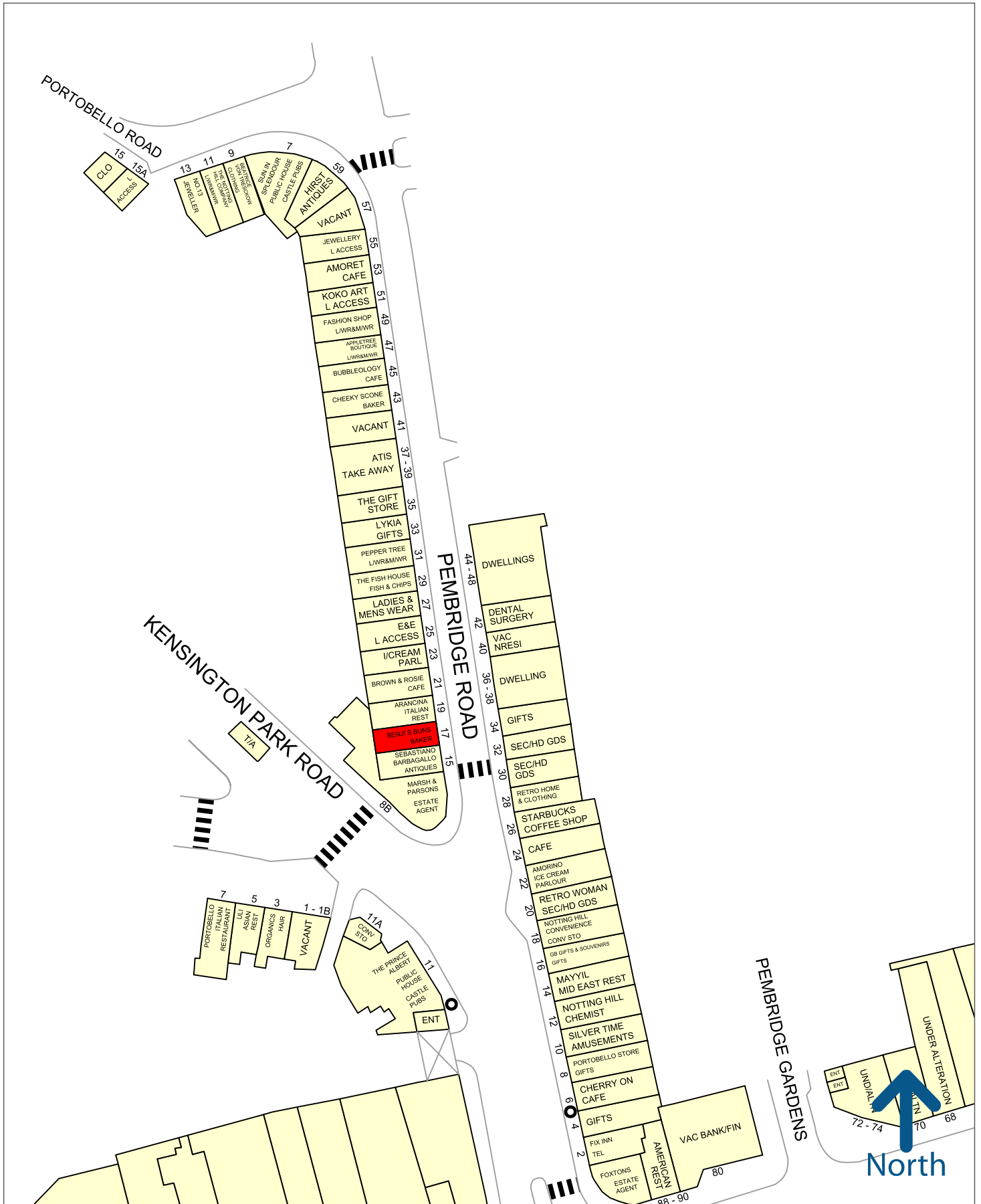
Business Rates. The rateable value is £38,750 meaning rates payable for current year would normally be £19,336 however qualifying occupiers will benefit from 75% retail relief. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department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

Possession Immediate upon completion of legal formalities

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

Jeremy Barnard jb@jmwbarnd.com JMW Barnard LLP, 17 Abingdon Road, W8 6AH.

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.



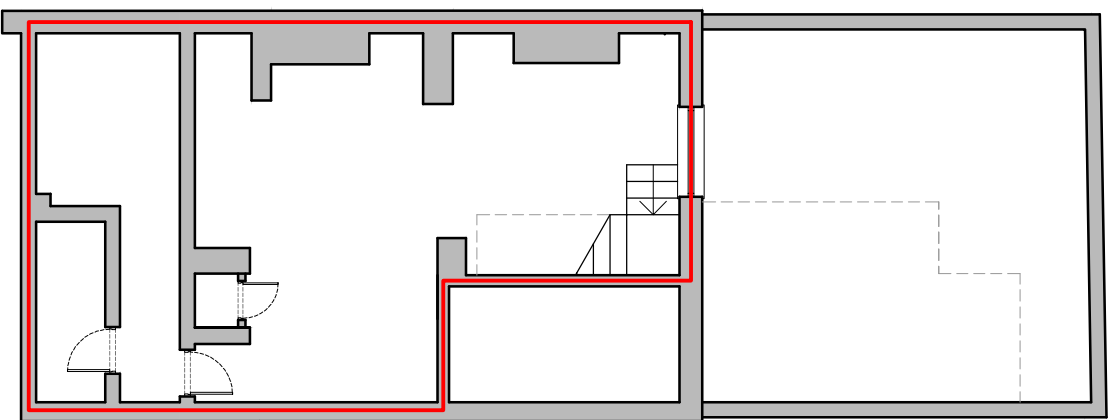
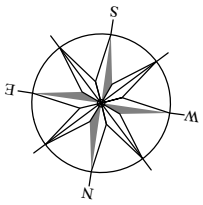
50 metres

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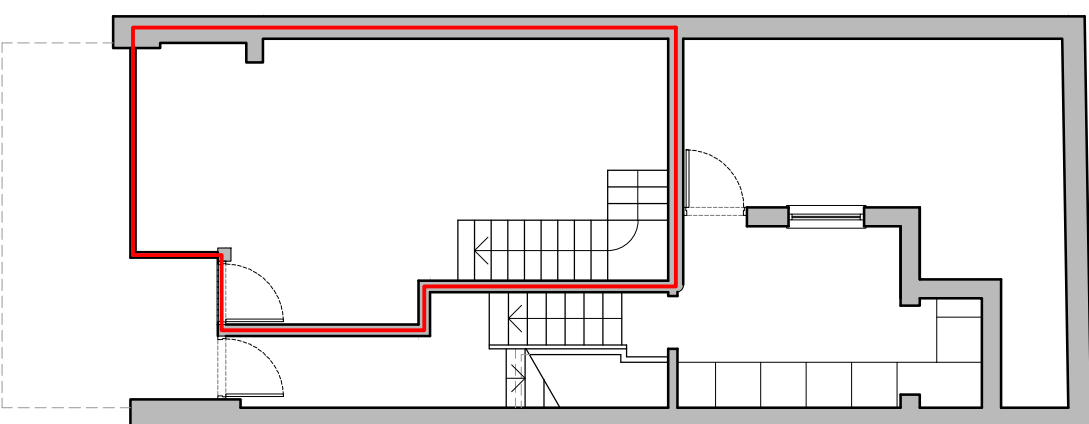
Experian Goad Plan Created: 15/07/2024
Created By: JMW Barnard



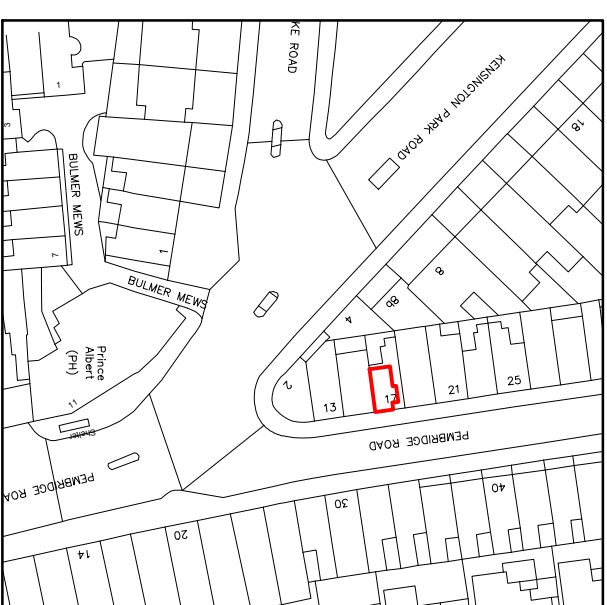
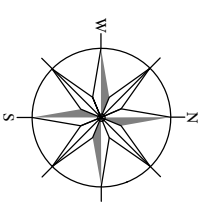
For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com



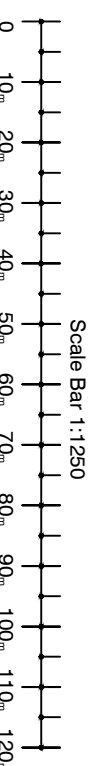
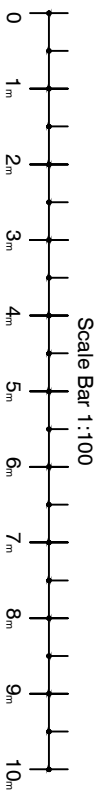
A Basement Plan
Scale: 1:100 @ A3



B Ground Floor Plan
Scale: 1:100 @ A3



C Location Plan
Scale: 1:1250 @ A3



Notes
All dimensions to be verified on site. Do not scale the drawing. All discrepancies to be clarified with project architect.
This drawing is to be read in conjunction with all relevant Architects, Engineer's and Specialist's drawings and specifications.

Project	17 PEMBRIDGE ROAD LONDON W11
Client	RICH REAL ESTATE LTD
Title	LEASE PLANS
Scale	VARIOUS @A3
Date	21.06.23
Drawing	PEM-LBY-ZZ-ZZ-DR-Z-1101
CAD ref	PEM-LBY-ZZ-ZZ-M2-Z-1101
Job ref	7730

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