

Portobello Road, North Kensington W10

Prominent Corner Location

Newly refurbished gallery/showroom/retail/office unit

GF Sales 828 sq ft 77 sq m Basement stores 500 sq ft 46.5 sq m



Ground floor & basement, 363 Portobello Road, W10 5SG



Situation & Location The property is situated at the junction of **Portobello Road** and **Faraday Road**, in the section to the north of **Golborne Road**. This part of North Kensington has become increasingly fashionable with the arrival of **Pizza East, Garage 108, Ally Capellino, Meli Melo, Bluebell Café** and others. The area is being transformed by the **Portobello Square** development opposite. Please see Goad traders plan below:-

Description & Accommodation The property comprises a newly refurbished and extended self-contained ground floor and basement retail unit, extremely providing the following approximate floor areas:-

| | |
|--------------------|------------------------|
| Ground floor sales | 828 sq ft 77 sq m |
| Basement Sales | 500 sq ft 46.5 sq m WC |

Rent £39,500 per annum exclusive, payable quarterly in advance, subject to five yearly upward only review.

Lease Either A new effectively full repairing and insuring lease is for a term of 10 years
or A new short term internal repairing and insuring lease for up to 5 years, outside the 1954 Act.

Common Expenses A long term tenant will bear a fair proportion of the cost of maintaining and insuring the building structure

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease

Energy Performance Certificate In preparation, copy certificate on request

Business Rates The local authority has verbally informed us that the rateable value for the premises is £31,500 and the rates payable for the current year ending 31/03/19 are £15,120. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT The property is opted so VAT will be payable in addition to rent and othe sums

Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 181 Kensington High Street, London, W8 6SH.

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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.

