

To Let - Holland Park W11

Self-contained Retail/Office Unit

Other Class E uses considered -1,358 sq ft 126 sq m



Ground, mezzanine and first floor, 2 Portland Road , London W11 4LA



Situation & Location

The property is situated on the eastern side of **Portland Road** immediately to the north of **Holland Park Avenue** with its excellent local shopping and transport amenities and rapid access to the West End and City via the **Central Line** at **Holland Park Underground**. The **Westfield** shopping centre with its excellent **overground** links to **Clapham Junction** is close by. Traders nearby include **Daunt Books**, **Jeroboams**, **Lidgates**, **Pret**, **Starbucks** and **Paul**. Please see location map below

Description & Accommodation

The property is currently used as offices but would also suit gallery, showroom or a number of other Class E uses. It comprises a self-contained unit, with rear access from Ladbroke Mews, planned on ground floor, mezzanine and first floor, providing the following approximate floor areas:-

Ground floor: reception, offices & kitchen:	778 sq ft	72.3 sq m
Mezzanine: gallery offices	133 sq ft	12.36 sq m
First floor: offices	447 sq ft	41.54 sq m

Amenities M&F WC's; kitchen; central heating

Rent **£57,500** 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 5 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954. Longer leases may be available subject to landlord or mutual break after five years, and upward only rent review at fifth year.

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

Legal Costs Each party to bear their own

Energy Performance Certificate In preparation: copy report and recommendations available on request

Business Rates The local authority has verbally informed us that the rateable value for the premises is £49,750 and the rates payable for the current year ending 31/03/22 are £24,825 however qualifying business may benefit from retail relief.. Interested parties should make their own enquiries and confirm:
- Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.



VAT Property is not currently opted

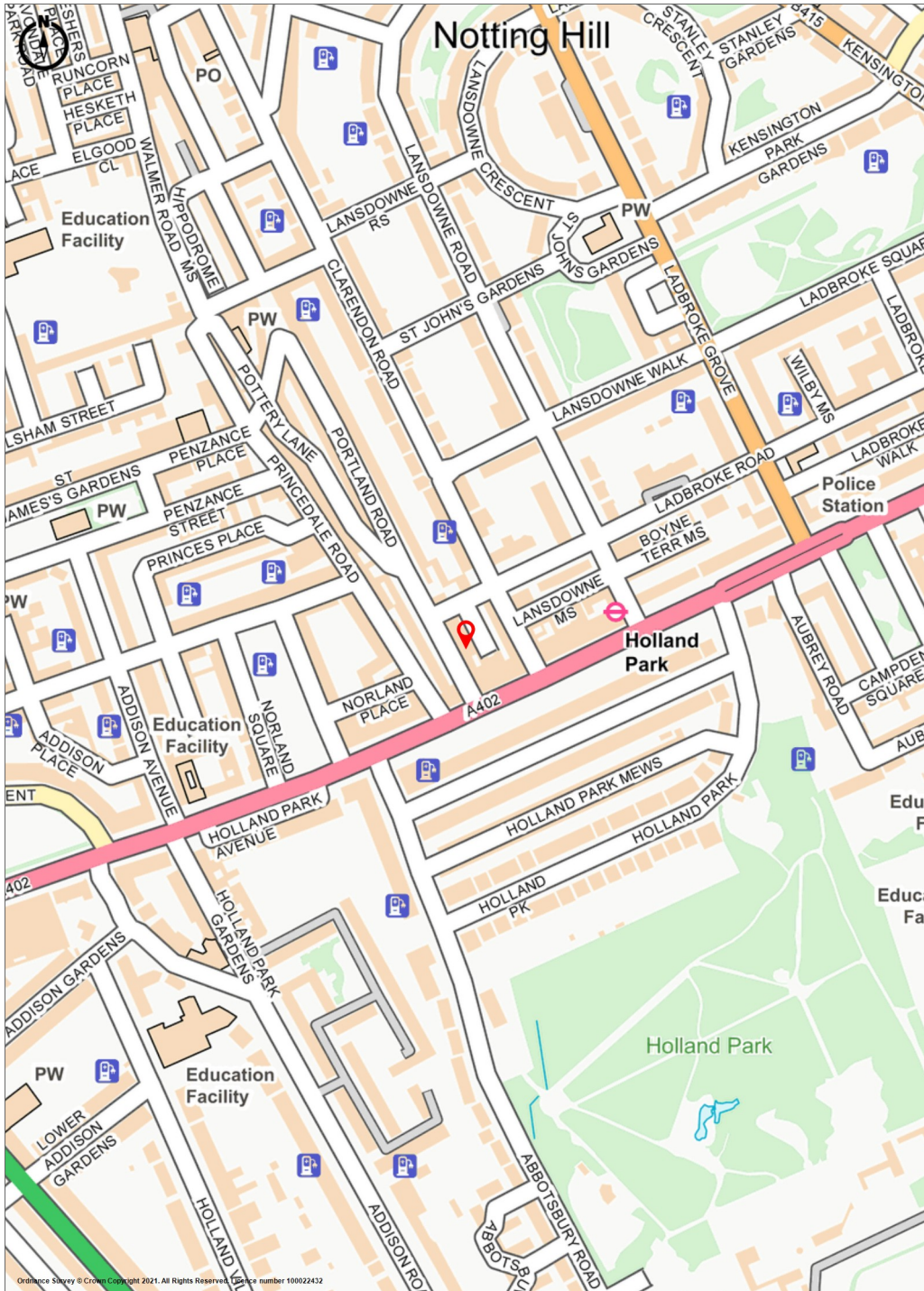
Possession Immediate upon completion of legal formalities

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

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

SUBJECT TO CONTRACT AND 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.



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● LANDMARK INFORMATION

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Plotted Scale - 1:6500. Paper Size – A4