

Kensington Park Road, Notting Hill W11

Class E Retail Unit To Let

1,086 sq ft 101 sq m



Ground floor, 214 Kensington Park Road , London W11 1NR

Situation & Location

The property is located in a fashionable parade at the north end of **Kensington Park Road** that runs parallel to **Portobello Road**, between **Blenheim Crescent** and **Westbourne Park Road**. Neighbouring retailers include **The Mews Bridal**, **Sub Couture**, **Essenza**, and **E & O**. Please see Goad traders plan below.

Description & Accommodation

The property comprises a self-contained ground floor and basement retail unit

Internal Width 4m (13'3") widening to 7.5m (24'8") Shop Depth 17 m (56')

Ground floor front sales	349 sq ft	32.4 sq m	
Ground floor rear sales	669 sq ft	62.2 sq m	
Ground floor kitchen & Store	68 sq ft	6.3 sq sq m	Floorplan on request

Amenities Kitchen WC

Rent **£37,500** 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 10 years

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 Rating 124 Band E

Business Rates The rateable value for the premises is currently £36,750 and the rates payable for the year ending 31/03/24 are £18,338. Retail relief of 75% is available for this year to 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 misstatement 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.