

## **Portobello Road, Notting Hill W11**

Prominent Corner Site – Shop & Basement to Let

**GF Sales 352 sq ft Basement Ancillary 327 sq ft**



**Shop & Basement, 214 Portobello Road, W11 1LA**

## Situation & Location

The property is situated on the eastern side of **Portobello Road**, at the junction with **Westbourne Park Road**. Other retailers located in the immediate proximity include **Office Shoes, Starbucks & Fabrique**. Please see Goad traders plan below

## Description & Accommodation

The property comprises a self-contained ground floor and basement retail unit providing the following approximate floor areas:-

Ground floor sales	352 sq ft	32.7 sq m
Basement Ancillary	<u>327 sq ft</u>	<u>30.4 sq m</u>
<b>Total</b>	<b>679 sq ft</b>	<b>63.1 sq m</b>

**Rent** £55,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only review.

**Lease** A new effectively full repairing and insuring lease is available for a term of 10 years

**Common Expenses** Lessee to meet fair share of cost of maintaining and insuring building structure

**Legal Costs** Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

**Energy Performance Certificate** EPC Rating 64 – Band C

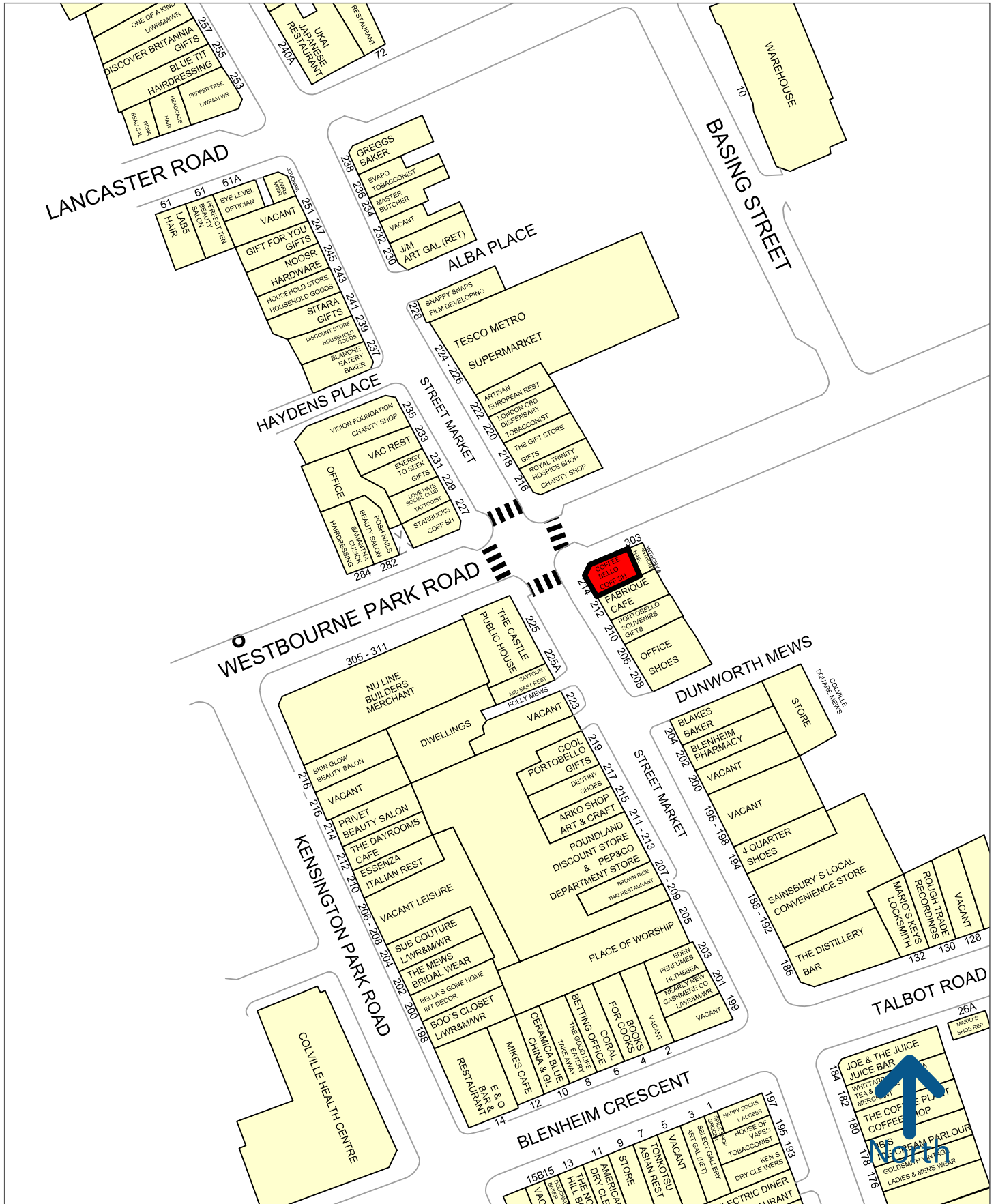
**Business Rates** The rateable value for the premises is currently £48,500 and the rates payable for the current year ending 31/03/21 would be £12,100 after 50% small retail relief, however qualifying retail uses should receive **100% Covid relief** until April 2021 at the earliest. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

**VAT** The property is not currently opted

**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.



50 metres

Experian Goad Plan Created: 20/12/2020

Created By: JMW Bamard

