

**Holland Park Avenue W11**

**Prime Shop & Basement -New Lease Available**

**Ground floor 928 sq ft Basement 581 sq ft**



**126 Holland Park Avenue W11 4UE**

**Situation & Location** The property is situated on the northern side of **Holland Park Avenue**, by the junction with Princedale Road. Other retailers located close by include **The Rug Company, Daunt Books**, and the famous **Lidgates** butchers. **Holland Park Underground (Central Line)** is a short walk. Please see location 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	928 sq ft 86.24 sq m
Basement sales	360 sq ft 33.45 sq m
Basement storage	<u>220 sq ft 20.44 sq m</u>
<b>Total</b>	<b>1,508 sq ft sq ft sq m</b>

**Rent** **£95,000** 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** Tenant will bear a fair proportion of the 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** In preparation

**Business Rates** The local authority has verbally informed us that the rateable value for the premises is £78,500 and the rates payable for the current year ending 31/03/20 are £41,134. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

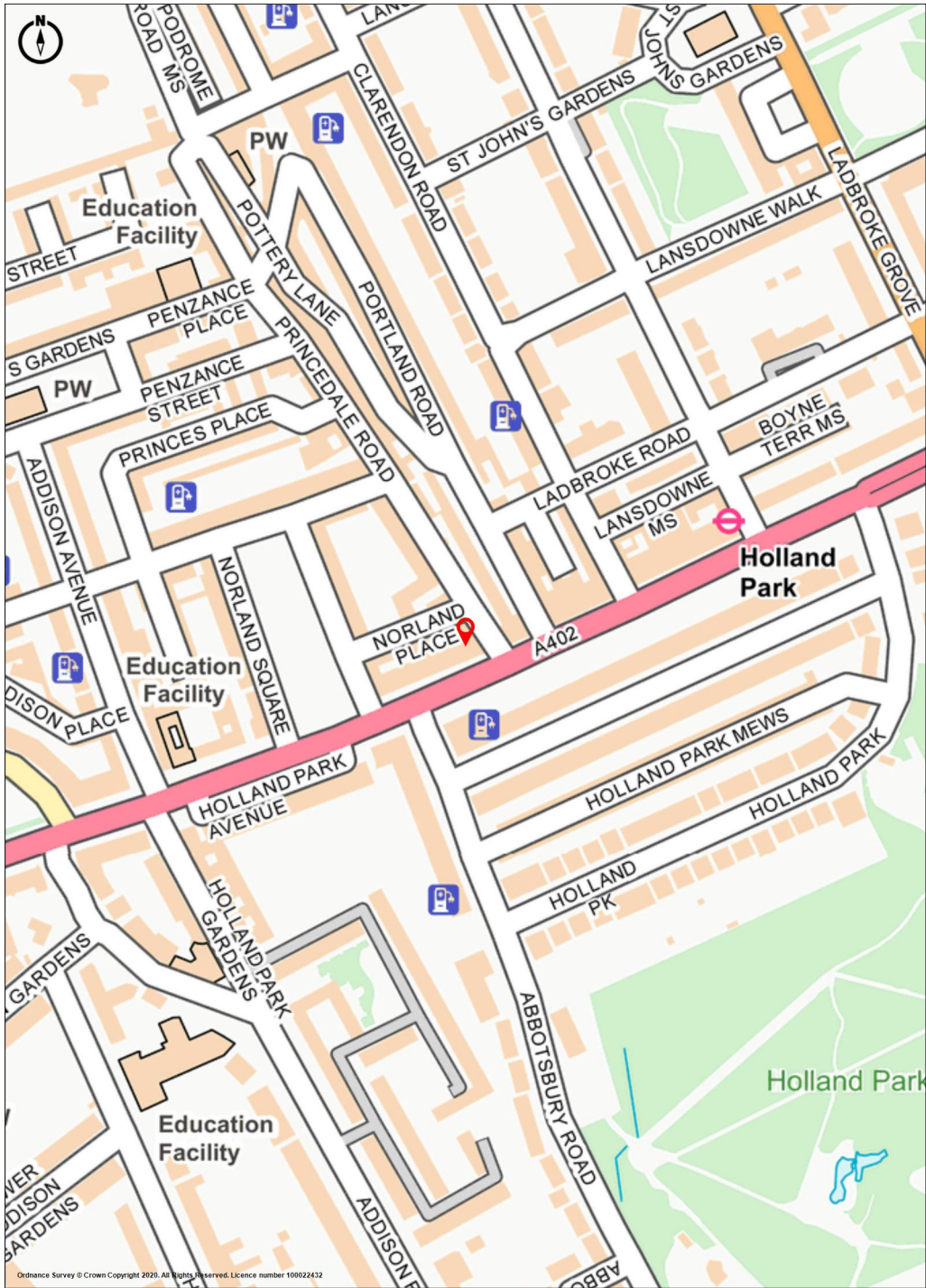
**VAT** The rent and other charges will be subject to VAT in addition

**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](mailto:jb@jmwbarnd.com)

**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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