

Holland Park Avenue, W11

Prominent Retail Unit/Showroom To Let

Ground floor sales 1,152 sq ft Basement 1,418 sq ft



142-144 Holland Park Avenue, W11 4UE

Situation & Location The property is prominently situated on the northern side of **Holland Park Avenue** facing the junction with **Abbotsbury Road**. It thus enjoys high visibility on one of the main approaches to Central London from the West, and lies in the heart of one of Europe's most affluent residential districts. Other businesses located nearby include **Daunt Books**, **Lidgates Butchers**, **Flat Three** restaurant and **Marsh & Parsons**. **Holland Park Underground** (Central Line) is close by. Please see location plan below:

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

Ground floor sales	1,152	sq ft	107	sq m
Basement	1,233	sq ft	115	sq m
Raised Basement ancially	185	sq ft	17	sq m

Rent **£175,000** 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 to be agreed

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 EPC rating 67 Band C copy report and recommendations available on request

Business Rates Rateable value for the premises is £172,000 and currently enjoying a business rates holiday until April 2021

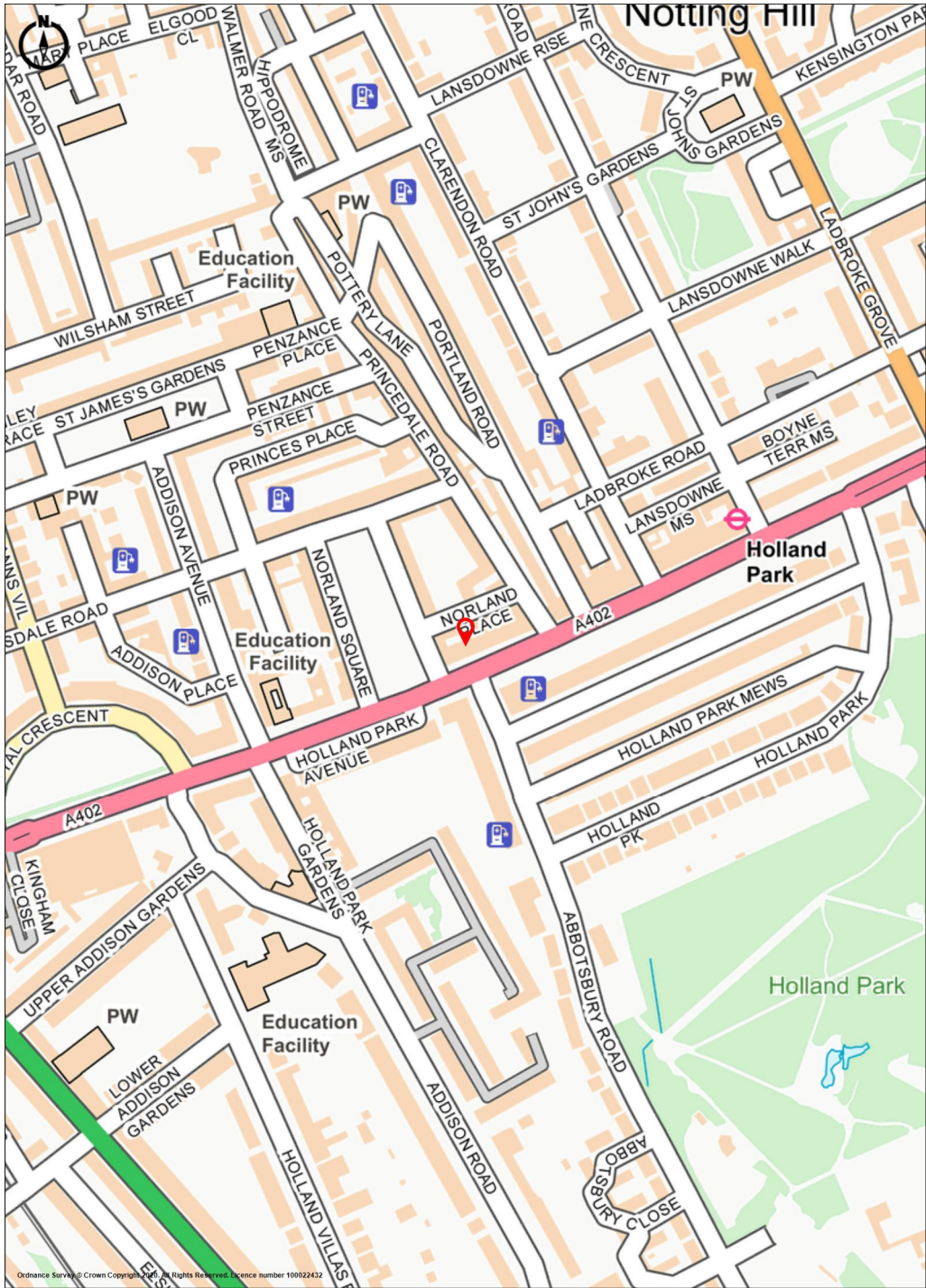
VAT The rent and other charges will be subject to VAT in addition

Possession Immediate upon completion of legal formalities

Contact Joint Sole agents: **JMW Barnard LLP** 17 Abingdon Road, London, W8 6AH. **Tel: 0207 938 3990** Jeremy Barnard jb@jmwbarnd.com

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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.



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