

Notting Hill W11

Shop/Studio/Office For Sale

387 sq ft 36 sq m net internal



Ground floor & Basement, 24 Powis Terrace W11 1JH



Situation & Location

The property is located on the western side of **Powis Terrace**. Powis Terrace runs between **Talbot Road** and **Westbourne Park Road** and thus lies at the heart of Notting Hill with **Ledbury Road, Portobello Road** and **Westbourne Grove** nearby. **Westbourne Park Underground** (Circle, Hamm & City Lines) is within easy walking distance and **Notting Hill Gate** (Central, Circle, District Lines) is also within reach. Please see attached location plan.

Description & Accommodation

The property is a self contained ground floor and basement studio/showroom comprising a ground floor of 10.4 sq m 112 sq ft; basement 20.3 sq m 218 sq ft; vaults storage of 5.3 sq m 57 sq ft.

Amenities WC; Electric Roller Shutter; Kitchenette; WC

Terms: Offers are invited for a new 999 year lease at a peppercorn rent, with share of freehold:

Guide Price £380,000

Business Rates: The rateable value for the premises with effect from April 26 will be £27,500 and the rates payable for qualifying retail businesses for the year ending 31/03/27 would be £10,505 Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-361 2828.

VAT: The property is not VAT opted



EPC: An E.P.C has been prepared and is available on request: Energy Performance Asset Rating 83 (Band D)

Contact: JMW Barnard LLP Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnard.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.

