

Portobello Road, Notting Hill W11

Prominent Shop To Let

909 sq ft 85.5 sq m – currently fitted as beauty spa



Ground Floor 267 Portobello Road, W11 1LR

Situation & Location

The property is situated on the western side of **Portobello Road**, close the junction with **Lancaster Road** and benefits from high tourist and local footfall. Other retailers located in the immediate proximity include **Jovonna, Pepper Tree Vintage** as well as Portobello institutions **Garcia's Deli**, and **The Grain Shop** (Portobello Health Foods). Please see Goad traders plan below:

Description & Accommodation

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

Ground floor sales 909 sq ft 31.6 sq m plus WC

Rear area currently arranged as a number of treatment rooms

Rent £52,500 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

Energy Performance Certificate In preparation

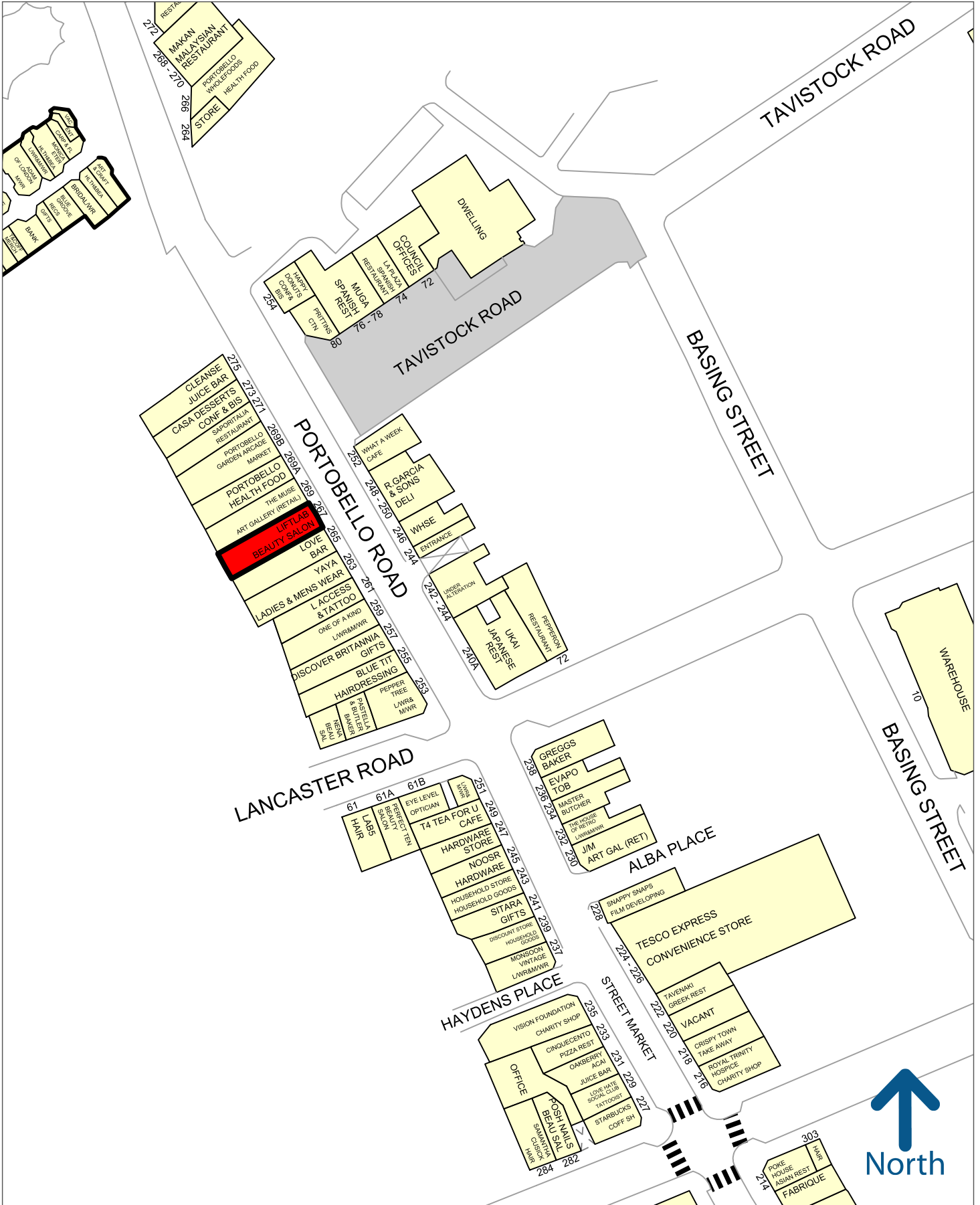
Business Rates The rateable value for the premises is £40,500 and the rates payable for the year ending 31/03/25 would be £20,209 although qualifying business will benefit from 75% discount until April 25 at the earliest. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT The property is not currently VAT opted **Subject to Contract & Status**

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

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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: 10/10/2024
Created By: JMW Barnard