

Pembridge Road, Notting Hill Gate W11

On main pedestrian route to Portobello Road

Entire Retail Property To Let

1,220 sq ft 113 sq m net



49 Pembridge Road, W11 3HG



ground floor sales (during earlier occupation)

Situation & Location The property is situated on the western side of **Pembridge Road** which at this normally enjoys a very heavy daily pedestrian flow carrying tourists from **Notting Hill Gate** underground to the **Portobello Road**. Other retailers located in the block include **Bubbleology** and **Amoret Coffee** . Please see attached Goad plan extract.

Description & Accommodation The property comprises a self-contained retail property providing the following approximate net floor areas:-

Basement Sales :	386 sq ft	35.9 sq m	plus kitchen & WC
Basement Stock:	68 sq ft	6.3 sq m	
Ground Floor Sales :	473 sq ft	44 sq m	
First Floor Sales :	292 sq ft	27.1sq m	

Total Sales 1,151 sq ft 107 sq m Total Ancillary 68 sq ft 6.3 sq m

Externally: First floor Roof Terrace 166 sq ft 15.4 sq m

Rent Offers in excess of **£55,000** per annum exclusive, payable quarterly in advance, subject to upward only review at the end of the fifth year.

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



basement sales (during earlier occupation)

Legal Costs Each party to bear their own

Energy Performance Certificate EPC rating 58 (Band C) Copy Certificate and recommendations on request

VAT Will not apply

Business Rates The rateable value for the premises is £43,500 and the rates payable for the current year ending 31/03/22 would normally be £21,706 however the property currently benefits from **66% covid retail relief** until April 2022. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

Possession Immediate upon completion of legal formalities

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

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.

