

Portobello Road W11

Shop available

Short term lease or Pop-Up

Sales 656 sq ft 61 sq m



215 Portobello Road, W11 1LU

Situation & Location

The property is situated on the western side of Portobello Road, close to the junction with Westbourne Park Road. Other retailers located nearby include **Poundland, Office Shoes, Size, Coffee Republic and Comvita**. Please see attached street traders plan.

Description & Accommodation

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

Ground floor sales 656 sq ft 60.9 sq m

Terms

A new internal repairing and insuring lease is available for a term of 3 years an rent of **£50,000** per annum exclusive, subject to rolling mutual break option after the end of the first year to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Alternatively very short term (“pop up”) lettings are available at a fully inclusive rent of **£2,000 per week**.

Energy Performance Certificate

Energy Performance Asset Rating: 120 (Band E) - copy EPC and recommendations available on request

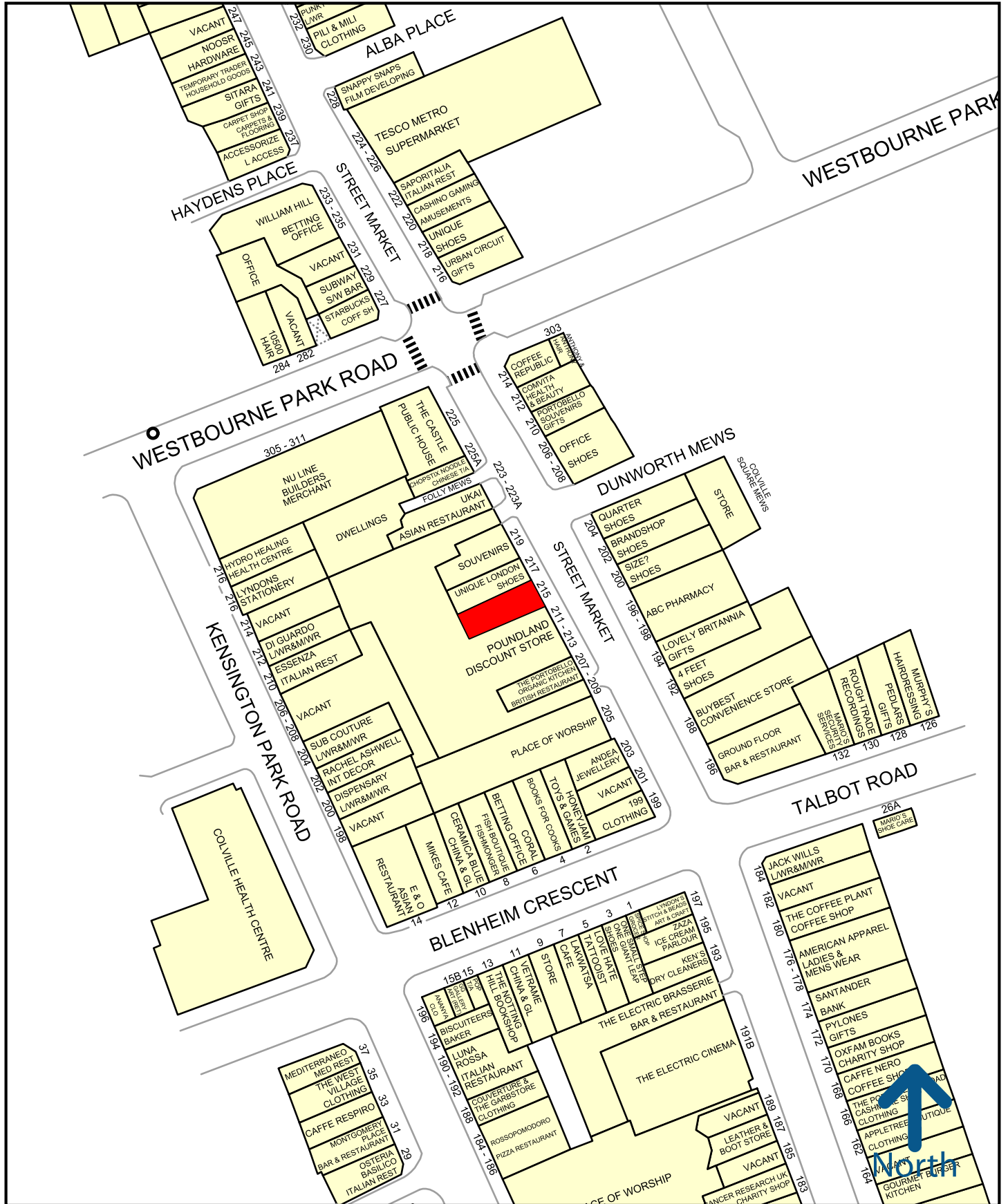
Business Rates

The local authority has verbally informed us that the rateable value for the premises is £42,750 and the rates payable for the current year ending 31/03/15 are £20,605. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

Contact Sole agents: JMW Barnard LLP Tel: **0207 938 3990**
Jeremy Barnard jb@jmwbarnd.com Alan Bateman ab@jmwbarnd.com

JMW Barnard LLP, 181 Kensington High Street, London, W8 6SH.

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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