

Notting Hill Gate W11

Shop and Basement To Let

On main tourist route to Portobello market



45 Pembridge Road W11 3HJ

Situation & Location

The property is situated on the western side of Pembridge Road, close to the junction with Portobello Road. Pembridge Road carries the heavy tourist footfall from Notting Hill Gate up to Portobello Market. Other retailers located in the block include Atis, Cheeky Scone, Appletree and Paris Baguette.

Description & Accommodation

The property comprises a ground floor and basement retail unit having the following approximate dimensions and floor areas:-

Shop	Internal Width	12'8"	Shop Depth	33'4"
	Ground floor sales	349 sq ft		32.4 sq m
	Basement sales	300 sq ft		27.9 sq m

Rent £90,000 p.a.x. payable quarterly in advance, subject to upward only review at the end of the fifth year

Lease A new lease is available for 10 years, to be taken outside the Landlord & Tenant Act 1954, with a mutual break option at the fifth year

Service Charge A fixed contribution towards maintenance of building structure of £2,500 pa plus share of building insurance costs.

Legal Costs Each party to bear their own **Energy Performance Certificate** 55 – Band C

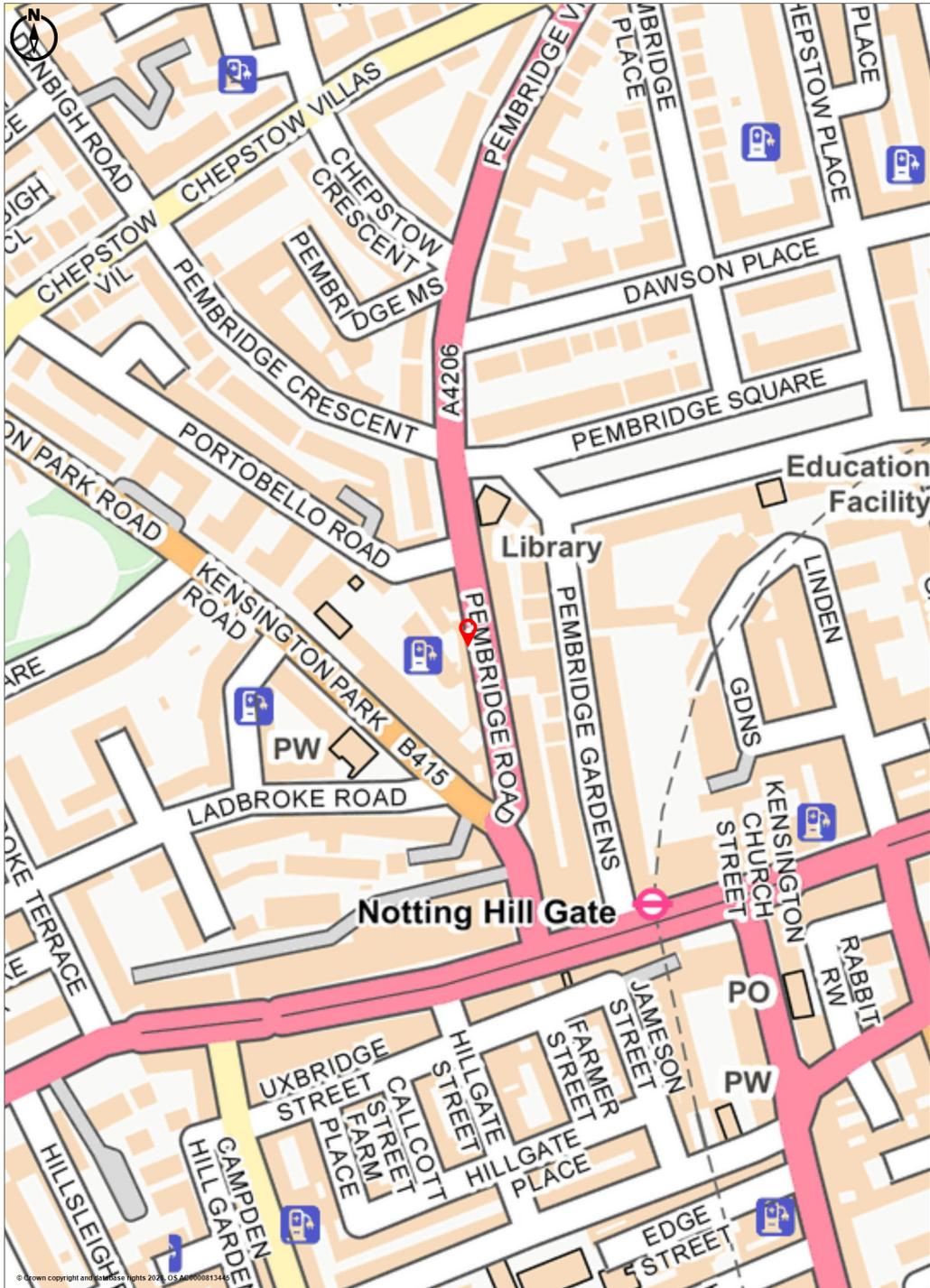
Business Rates **Business Rates** The rateable value for the premises is £50,500 and the rates payable for the year ending 31/03/27 are £19,291 pa for qualified RLH businesses. Interested parties should make their own enquiries and confirm: <https://www.rbkc.gov.uk/business-and-enterprise/business-rates/contact-business-rates-team>

VAT Not currently opted **Possession** Immediate upon completion of legal formalities

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

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.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.



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● LANDMARK INFORMATION

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