

**Portobello Road, North Kensington W10**

**Fitted D1 Health Clinic and A3 Café**

**1,025 sq ft 95.2 sq m**

**New Sub-Lease Available**



**Ground floor, 333 Portobello Road & r/o 335 Portobello Road, W10 5SA**

## Situation & Location

The property is situated on the western side of **Portobello Road** , close to the junction with **Golborne Road** . Other businesses located nearby include **Pizza East, Persian Kitchen, Meli Melo, Bluebelles of Portobello Road, Schneiderman Gallery, Ally Capellino, Lowry & Baker** . Please see attached location plan.



## Description & Accommodation

Comprising a ground floor A3 café of some 340 sq ft (31.6 sq m) and a rear ground floor fitted health clinic within Class D1 providing a reception area and five treatment rooms, having a total net internal area of some 685 sq ft (63.7 sq m). The treatment rooms have the following approximate dimensions:-

9' x 11'5"	2.74 m x 3.48 m
9'2" x 9'6"	2.79 m x 2.89 m
10'3" x 7'5"	3.12 m x 2.26 m
10' x 8'10"	3.05 m x 2.69 m
10'9" x 8'9"	3.28 m x 2.67 m

Plus reception areas, rear office and stores

## Amenities

Air handling/ventilation to all treatment rooms; painted wooden floors; electric heaters

**Lease**            A new full repairing and insuring underlease is available for a term of up to 15 years



### **Rent**

We are seeking a rent of £50,000 per annum, subject to five yearly upward only reviews

### **Legal Costs**

Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

### **Energy Performance Certificate**

Copy E.P.C. and recommendations available on request.  
Energy Performance Asset Rating 139 (Band F)

## **Business Rates**

The local authority has verbally informed us that the rateable value for the entire premises is £22,500 and the rates payable for the current year ending 31/03/15 are £10,845. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

## **Possession**

Immediate upon completion of legal formalities

## **Contact**

Sole agents: JMW Barnard LLP      Tel: **0207 938 3990**

Jeremy Barnard [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)      Alan Bateman [ab@jmwbarnd.com](mailto:ab@jmwbarnd.com)

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

## **SUBJECT TO CONTRACT & STATUS**

**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.



