

Portobello Road, Notting Hill W11

Shop lease available adjacent to Office Shoes

894 sq ft sales 83 sq m



Ground floor, 204 Portobello Road, W11 1LA

Situation & Location

The property is situated on eastern the side of Portobello Road , close to the junction with Westbourne Park Road. Other retailers located close by in this world famous market street include **Office Shoes, Comvita, Coffee Republic, Poundland & Starbucks** . Please see attached street traders plan.

Description & Accommodation

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

Internal width: 15'5" 1.43 sq m Shop Depth 61'7" Ground floor sales 894 sq ft 83 sq m

Terms

An assignment of our client's leasehold interest, having a term of 10 years from June 2014, at a current rent of £89,000 per annum, subject to review in 2015.

Legal Costs

Each party to bear their own costs; assignor to bear Landlord's costs in connection with Licence to Assign; assignee to bear Landlord's costs in connection with any Licence to Alter

Energy Performance Certificate

Energy Performance Asset Rating 181 (Band G) Copy EPC and recommendations on request

Business Rates

The local authority has verbally informed us that the rateable value for the premises is £46,500 and the rates payable for the current year ending 31/03/15 are £22,292. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT Will not apply

Possession Immediate upon completion of legal formalities

Contact

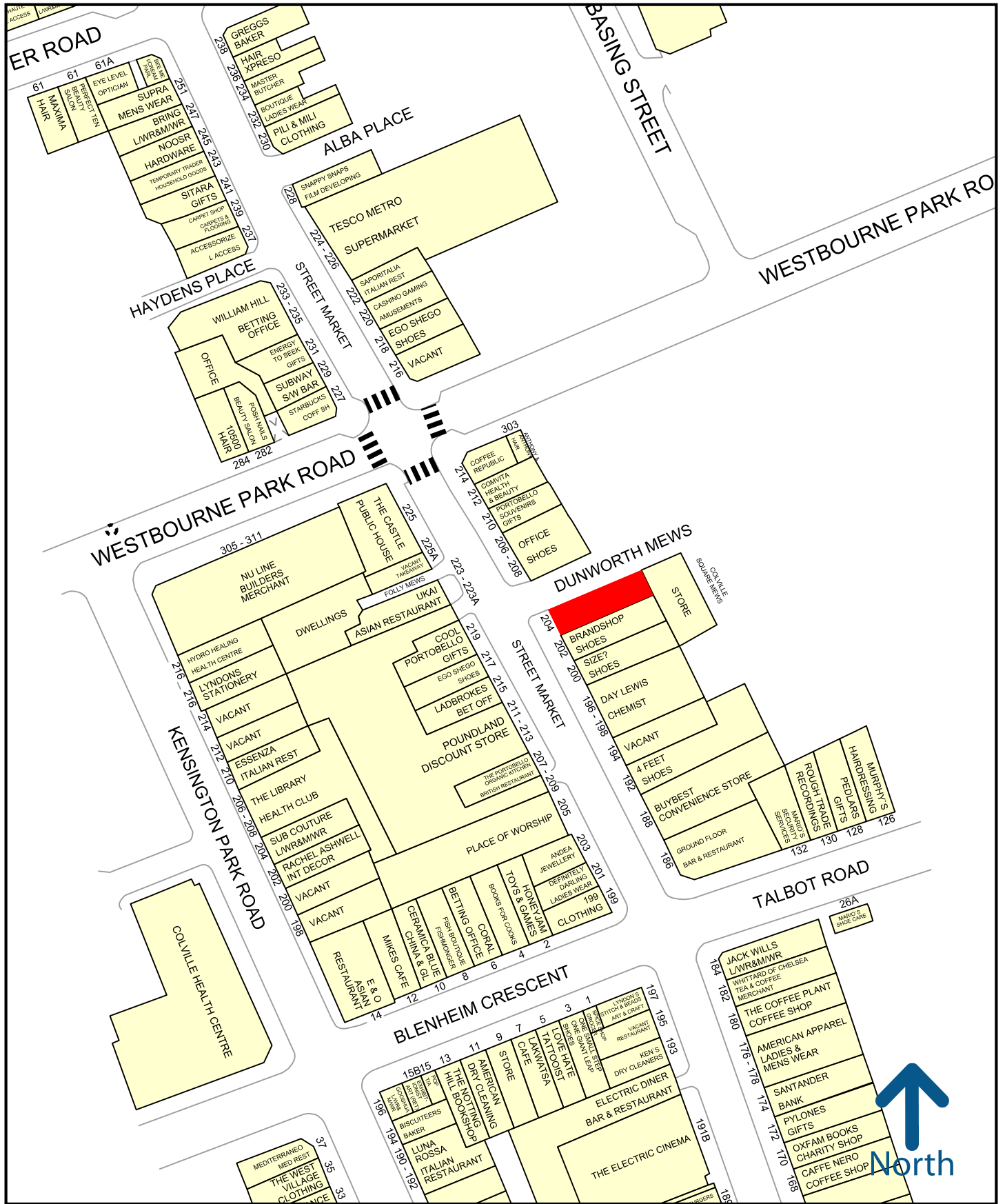
Sole agents: JMW Barnard LLP Tel: 0207 938 3990

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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.



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