

## Pembridge Road, Notting Hill Gate

### GF Shop available for Short Term Let

447 sq ft 41.5 sq m

On main pedestrian route between underground and Portobello Road



**30 Pembridge Road, Notting Hill Gate W11 3HN**

**Situation & Location** No 30 is situated on the eastern side of Pembridge Road, facing a pedestrian crossing which carries all the foot traffic from Notting Hill Gate underground station to **Portobello Road**. The unit thus enjoys extremely heavy tourist footfall. Traders located in this section of Pembridge Road include **Starbucks**, **Gelato Mio** and **Superga**. Please see attached traders plan..

**Description & Accommodation** The property comprises a ground floor retail unit with use of a shared WC, providing the following approximate floor areas:-

Ground floor sales:	313 sq ft	29.1 sq m
Ground floor stores:	<u>134 sq ft</u>	<u>12.4 sq m</u>
<b>Total</b>	<b>447 sq ft</b>	<b>41.5 sq m</b>

**Rent** £60,000 per annum **inclusive** of business rates, building insurance and utilities, payable monthly in advance.

**Lease** A new three year lease, with a rolling mutual break option on three months notice, effective after one year (ie: guaranteed minimum term of one year) , to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

**Rent Deposit** A deposit equivalent to two months rent will be required

**Energy Performance Certificate** Copy EPC and recommendations on request

**Possession** Immediate upon completion of legal formalities

**Contact**

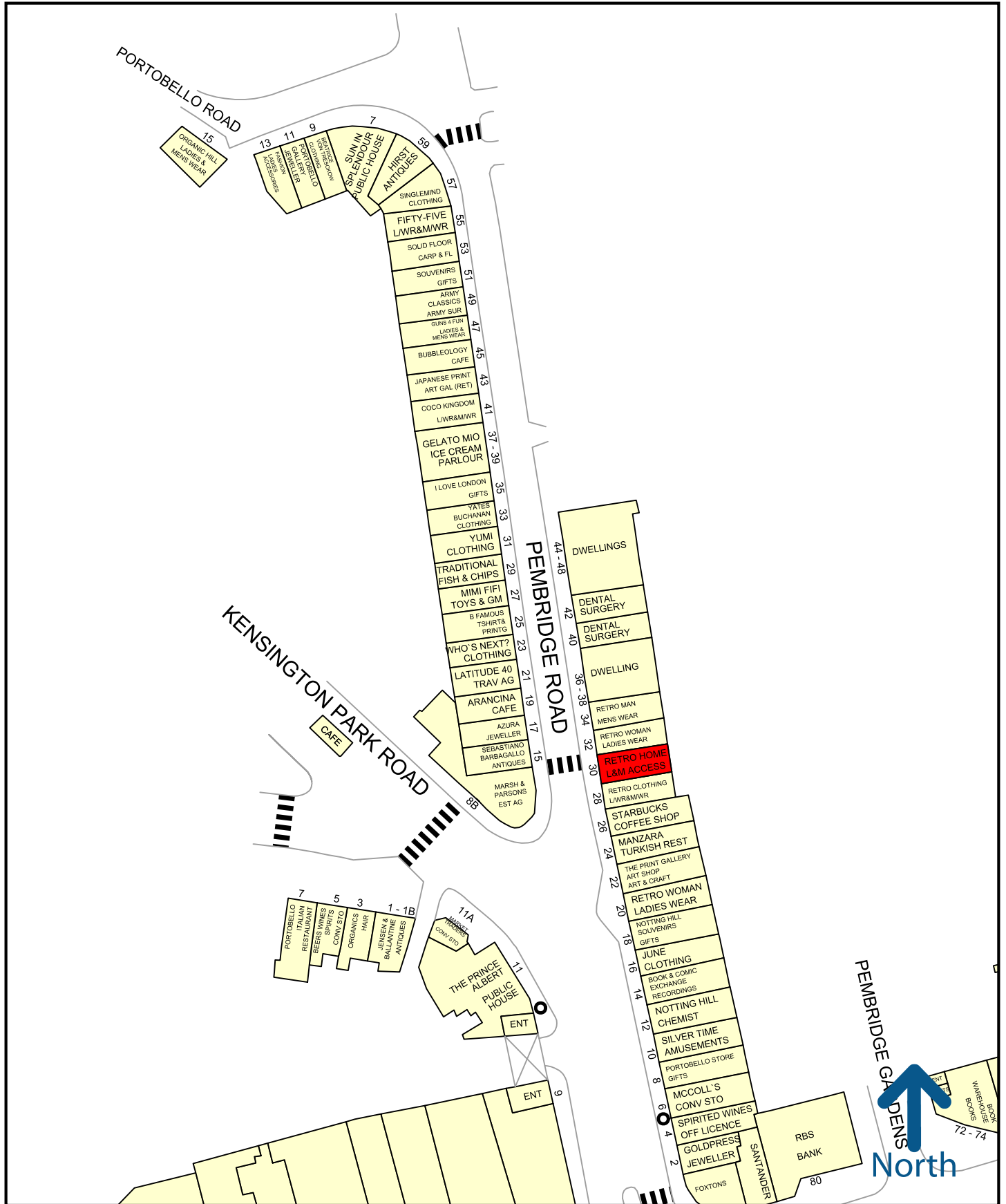
Sole agents: JMW Barnard LLP      Tel: 0207 938 3990

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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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Created By: JMW Barnard

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