

Portobello Road, Notting Hill W11

Shop to Let – Prominent Corner Location

500 sq ft Sales 46.5 sq m



Ground floor, 237 Portobello Road, London W11 1LT

Situation & Location

The property is prominently situated at the junction of **Portobello Road** and **Hayden's Place**, and thus benefits from the high footfall of both tourists and residents associated with this world-famous location. Other traders represented in the block include **Jovonna London, Starbucks, Love Hate Social Club** and **Oakberry**. **Tesco Express** and **Greggs** are opposite. Please see Goad traders plan below

Description & Accommodation

The property comprises a self-contained ground floor retail unit providing retail sales of approximately 500 sq ft 46.5 sq m with kitchenette and WC to the rear – please see floorplan below:

Guide Rent £72,500 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of 10 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

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 In preparation

Business Rates The rateable value for the premises is £44,500 and the rates payable for the current year ending 31/03/278 are £17,000. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT To be confirmed **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

SUBJECT TO CONTRACT AND STATUS

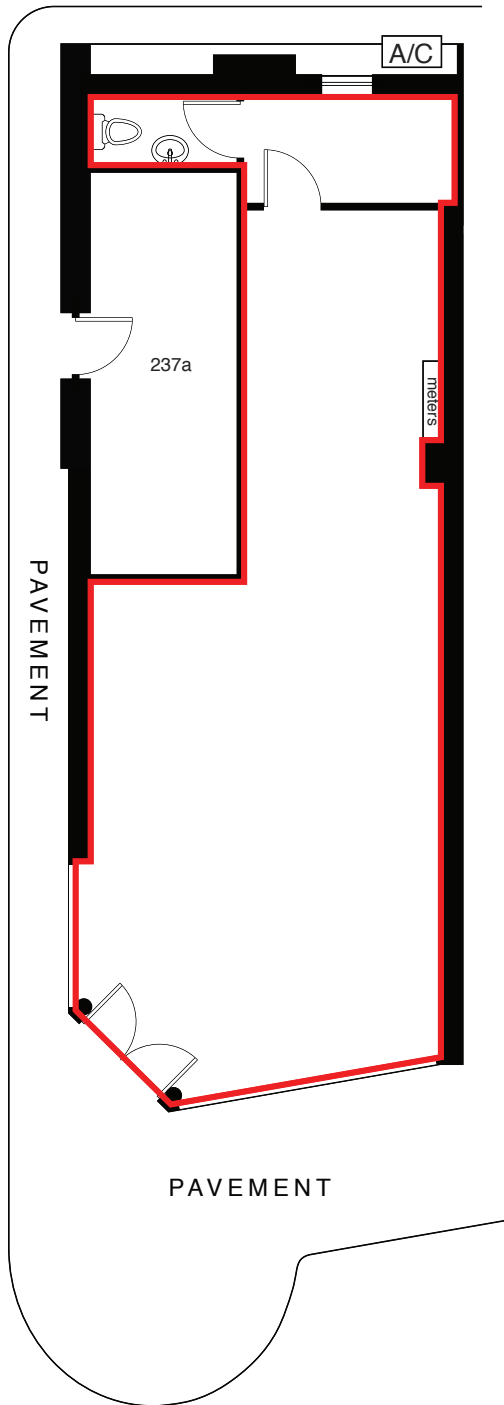
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties 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.

0 1m 2m 3m 4m 5m

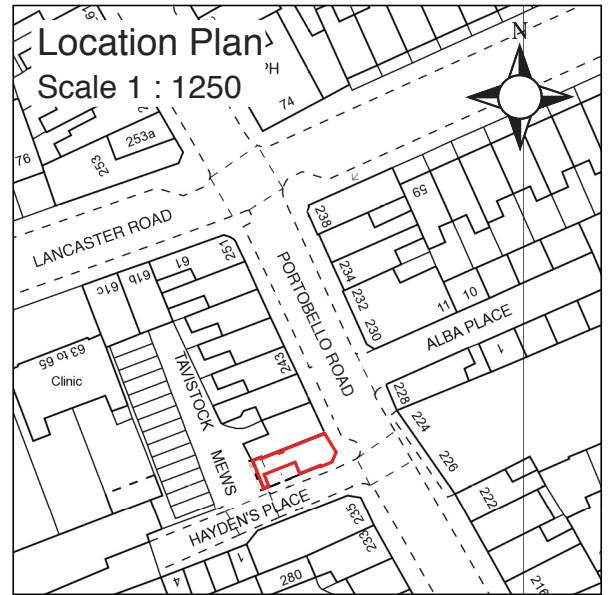
SCALE BAR AT 1:100

TAVISTOCK MEWS

HAYDEN'S PLACE



PORTOBELLO ROAD



Commercial Premises
237 Portobello Road
London
W11 1LT

Scale 1:100

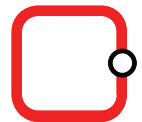
Ground Floor



NOTES

Magnolia Square Limited
20 Broadwick Street
Soho
London
W1F 8HT

020 7479 4855



PRINT AT A4

PROJECT
237 Portobello Road
London
W11 1LT

MEASURED SURVEY

DRAWING TITLE
LEASEPLAN

SCALE DATE
1:100 June 14

DRAWING NUMBER
1 9328

