



Description

The world-famous Portobello Road is located in Notting Hill, West London. It is renowned for its vibrant market and atmosphere, eclectic shops and rich cultural history. It's a key tourist destination additionally benefitting from an affluent residential population. Footfall to the street on a Saturday is estimated at 125,000 visitors.

The subject property occupies a very prominent corner in the heart of Portobello Road. The premises has first floor trading space and benefits from a premises licence.

Nearby occupiers include Zephyr, The Pelican, Gold, Holy Carrot, Honest Burgers and The Electric Cinema.

Accommodation

Ground Floor (GIA)	1,783 sq ft	165.71 sq m
First Floor (GIA)	1,408 sq ft	130.86 sq m
Second Floor (GIA)	1,329 sq ft	123.51 sq m
Basement (GIA)	1,723 sq ft	160.13 sq m
Total	6,243 sq ft	580.2 sq m

Rent

Offers invited in excess of £330,000 pax

Rates

Rateable Value	£287,000
UBR	0.566 (24/25)

Interested parties are advised to make their own enquiries with the Royal Borough of Kensington & Chelsea to confirm their exact liabilities.

Lease Term

The property is available on a new lease for a term to be agreed, to be contracted outside the security and tenure provisions of the Landlord & Tenant Act (1954).

Energy Performance Certificate

B (31) - Certificate available upon request.

Viewings

Viewings are to be arranged in advance via sole agents KLM Real Estate.

Contact

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50 metres

Experian Goad Plan Created: 23/04/2024
Created By: Kitchen LaFrenais Morgan



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