

**PRIME PORTOBELLO
ROAD RETAIL
OPPORTUNITY**

**NOTTING HILL
W11**

724-1,569 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



ORIENTALIA

153

155 DOLPHIN ARCADE 155

157 DOLPHIN ARCADE 157

155 DOLPHIN APARTMENTS

ORIENTALIA



BELCOR

155-157 PORTOBELLO ROAD
NOTTING HILL W11

DESCRIPTION

This rare opportunity consist of two prime retail units in the heart of Notting Hill arranged over ground floor forming part of a Victorian mixed-use building.

The two units benefit from strong footfall and will be stripped back to shell in preparation for an incoming tenant to take on their fit-out.

AMENITIES

PRIME PORTOBELLO ROAD RETAIL OPPORTUNITY



7 DAY TRADE



EXCELLENT
TRANSPORT LINKS



GOOD FOOTFALL



GOOD FRONTAGE



E CLASS USE

TRANSPORT

Notting Hill Gate- 5 mins



Ladbroke Grove- 5 mins



Holland Park- 6 mins



AREA

Portobello is home to one of the most famous and historical street markets in the world and is well known destination for locals and tourists.

The street has an eclectic mix of occupiers and is well known for its antique businesses. The location has excellent footfall throughout the week but especially so on the weekend. This property in questions is in close proximity to the multiple tube stations and bus routes.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PA)	RATES (PA)	SERVICE CHARGE (PA)
155	724	Available	£61,500		
157	845	Available	£72,000		
Total	1,569	Available	£133,500	£66,666	TBC

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available subject to VP.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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