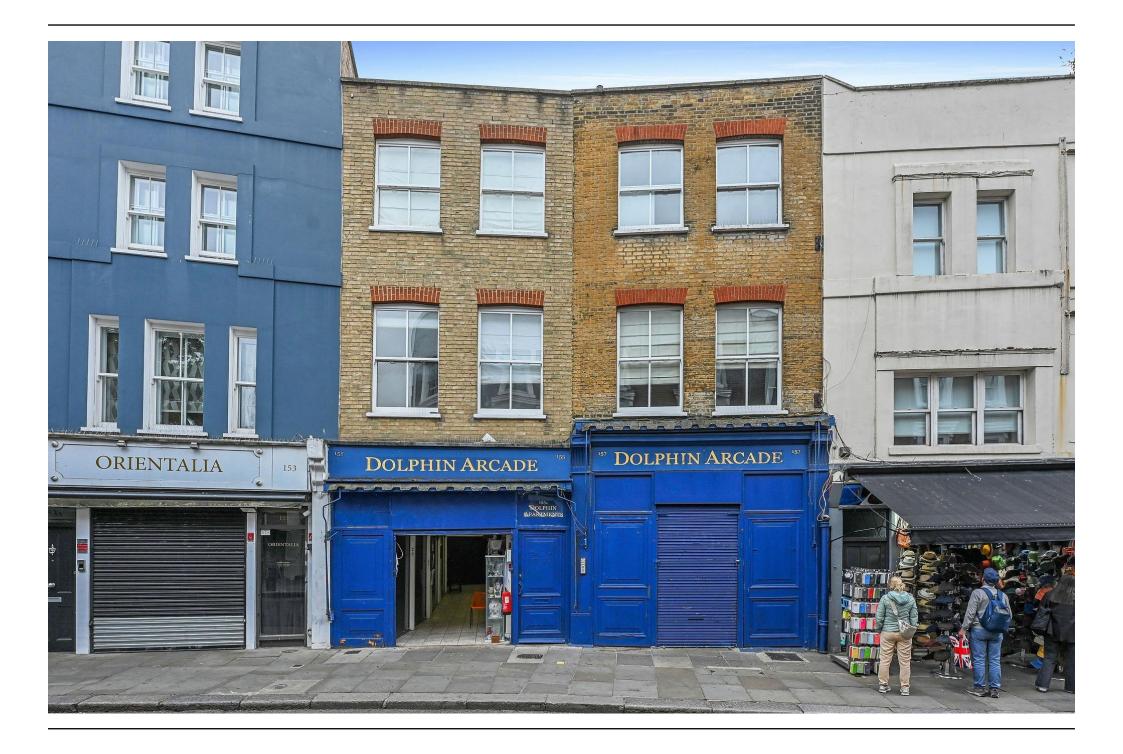
PRIME PORTOBELLO ROAD RETAIL OPPORTUNITY

NOTTING HILL W11

724-1,569 SQ FT





#### 155-157 PORTOBELLO ROAD

NOTTING HILL W11

### **BELCOR**

### **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 fitout.

#### **AMENITIES**







**GOOD FOOTFALL** 

**GOOD FRONTAGE** 

E CLASS USE

#### PRIME PORTOBELLO ROAD RETAIL OPPORTUNITY









# **BELCOR**

#### **TRANSPORT**

Notting Hill Gate- 5 mins







Ladbroke Grove- 5 mins





Holland Park- 6 mins

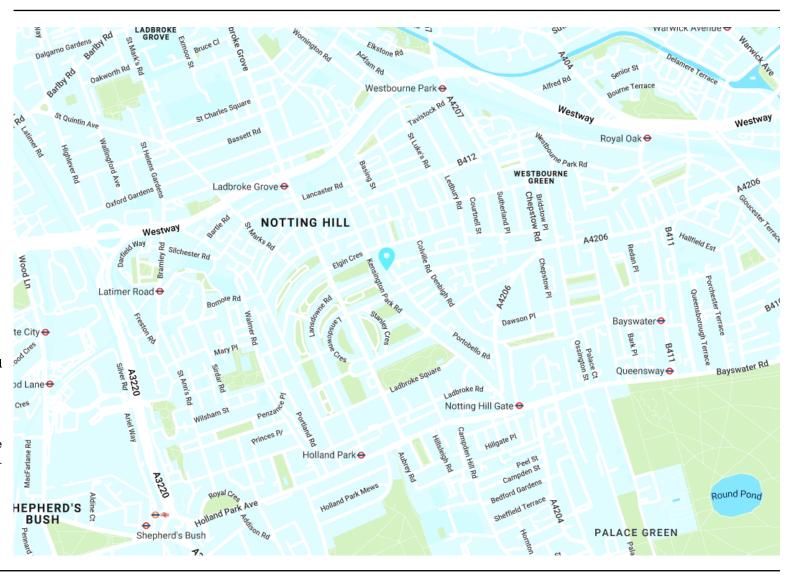


#### **AREA**

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 in in close proximity to the multiple tube stations and bus routes.

#### **LOCATION**



155-157 PORTOBELLO ROAD

## **BELCOR**

#### **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**

#### **BELCOR**

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#### **TEAM**

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