

# PRIME RETAIL UNIT TO LET



**1,862 sq.ft. (173 sq.m.) approx N.I.A.**

196-198 Portobello Road

Notting Hill

**London**

W11 1LA

**Located on World-Famous Portobello Road in a PRIME Location**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Mayfair office 0207 078 7909



## Location

Located in a prime position on Portobello Road, within Notting Hill – Central London.

## Description

A ground floor open plan retail unit suitable for a variety of uses, subject to planning permission.

The landlords will **not** consider souvenir retail linked use.

## Accommodation

	Sq. Ft.	M2
Ground Floor	1,862	173

*Approx net internal area (N.I.A.)*

## Terms

Rent: £135,000 per annum exclusive

The rent is exclusive of business rates, service charge, insurance and utilities. The rent will **NOT** be subject to VAT.

The premises are available on a new lease to be agreed with the Landlord.

## Business Rates

The billing authority is The Kensington & Chelsea Council.

Rateable value: **£89,500 per annum from April 2023**

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is not applicable to this property.

## Amenities

- Prime double fronted ground floor retail/business unit with new shopfront
- 25ft wide, full height, shop front
- White boxed ready for tenant fit-out with two new WC facilities
- Located on the world-famous Portobello Road
- Excellent access to Ladbroke Grove & Notting Hill Gate Underground Stations
- Suitable to a variety of uses

## Energy Performance Rating

C(52)



## Viewing and further information

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