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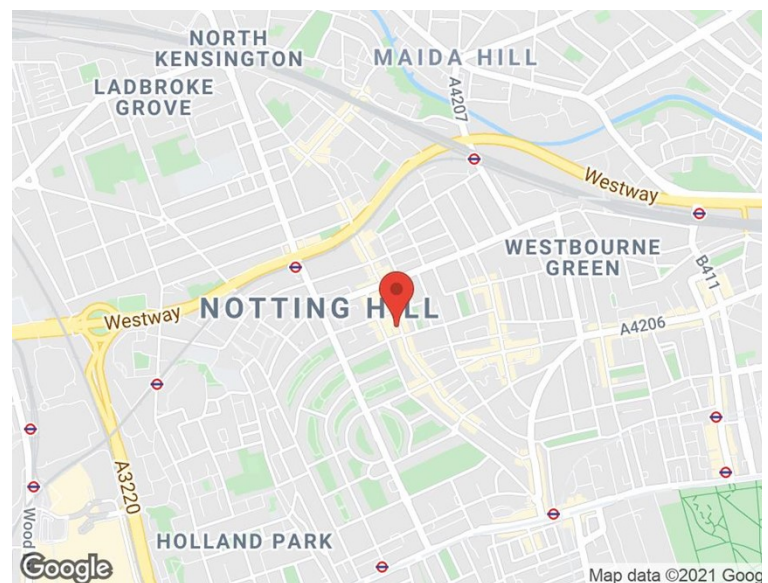
## 187 Portobello Road, Notting Hill, London, W11 2ED

A GROUND FLOOR SHOP & BASEMENT FREEHOLD OCCUPYING A PRIME POSITION ON PORTOBELLO ROAD

### FOR SALE

Area: 904.00 FT<sup>2</sup> (83.98M<sup>2</sup>) | £1,250,000 subject to contract |

- A fully retractable glazed frontage
- Full open plan retail area to the ground
- Wood flooring
- Air conditioning
- Kitchenette
- Staff W/C





## 187 Portobello Road, Notting Hill, London, W11 2ED

### LOCATION:

The premises are situated in a prime position on the westerly side of Portobello Road in between the junctions with Blenheim Crescent and Elgin Crescent. Other local businesses include Honest Burger, Five Guys, Electric Diner & Cinema, Coffee Plant, Joe & The Juice, The Humming Bird Café, Gail's Bakery, Maison Puget Bakery & Café, Portobello Arts Club, Cath Kidson, Kurt Geiger, Admiral Vernon Antique Market, Dolphin Arcade and The Ginstitute. Public transport is accessed via Ladbroke Grove (Hammersmith & City line) and Notting Hill Gate (Central, District & Circle lines).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

The premises has a glazed frontage directly onto Portobello Road, which leads to an open plan retail area occupying the whole ground floor, together with a additional small storage area to the rear edition. The basement is arranged with a storage room to the front of the building and a staff breakout area / kitchenette to the rear, together with staff W/C. There is also a small court yard garden to the rear lower ground floor. Generally in good order.

### Commercial Lease Terms

Smart Range Leather Co Limited have been granted an FRI Lease outside the Landlord & Tenant Act 1954, which commenced on 30th June 2013 and was granted for a 10 year term. The Lease is due to terminate on 30th June 2023 and the passing rent is £52,000 per annum (under let in the current market).

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor & Basement	894.00	83.06
W/C	10.00	0.93
<b>TOTAL</b>	<b>904.00FT<sup>2</sup></b>	<b>83.98M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### SALE TERMS:

Commercial Lease Terms: Smart Range Leather Co Limited have been granted an FRI Lease outside the Landlord & Tenant Act 1954, which commenced on 30th June 2013 and was granted for a 10 year term. The Lease is due to terminate on 30th June 2023 and the passing rent is £52,000 per annum (under let in the current market).

**PRICE:** £1,250,000.00

### SERVICE CHARGE:

**POSSESSION:** The premises is currently occupied by Smart Range Leather Co Ltd, see Commercial Lease Terms

**VAT:** Not elected for VAT

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
 07772874444  
[justin@knightcommerciallondon.co.uk](mailto:justin@knightcommerciallondon.co.uk)

### RATES:

Rateable Value £32,250 per annum Rates Payable £16,092.75 per annum - We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828

### LEGAL COSTS:

Each party to be responsible for their own legal costs.

### EPC:

Available upon request.

**Knight Commercial London**