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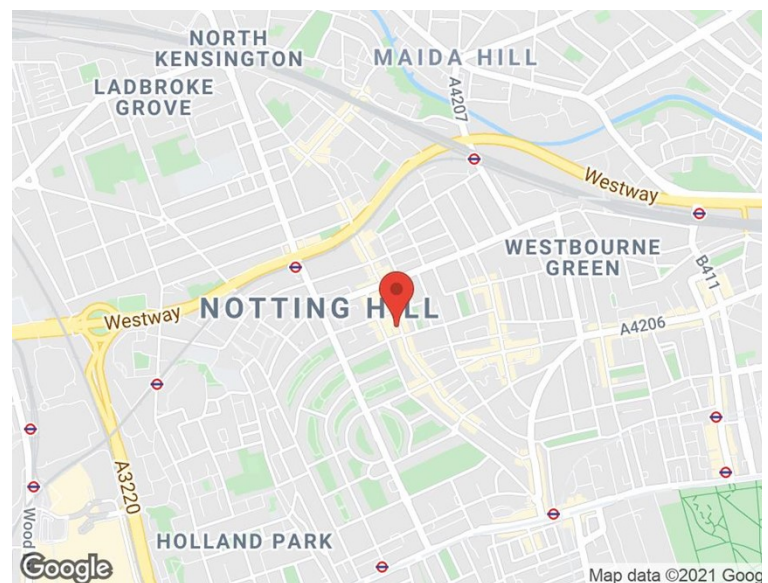
## 187 Portobello Road, Notting Hill, London, W11 2ED

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 an 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 was renewed for a 4 year term in June 2023 and a stepped rent agreed.

Passing rent: 2024 / £52,000 pax; 2025 / £54,000 pax; 2026 / £56,000 pax and 2027 / £59,000 pax. Average rent over 4 years £55,250.

### 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).

<b>PRICE:</b>	£1,250,000.00	<b>RATES:</b>	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
<b>SERVICE CHARGE:</b>	TBC	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.
<b>POSSESSION:</b>	The premises is currently occupied by Smart Range Leather Co Ltd, see Commercial Lease Terms	<b>EPC:</b>	Available upon request.
<b>VAT:</b>	Not elected for VAT		

### CONTACT:

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