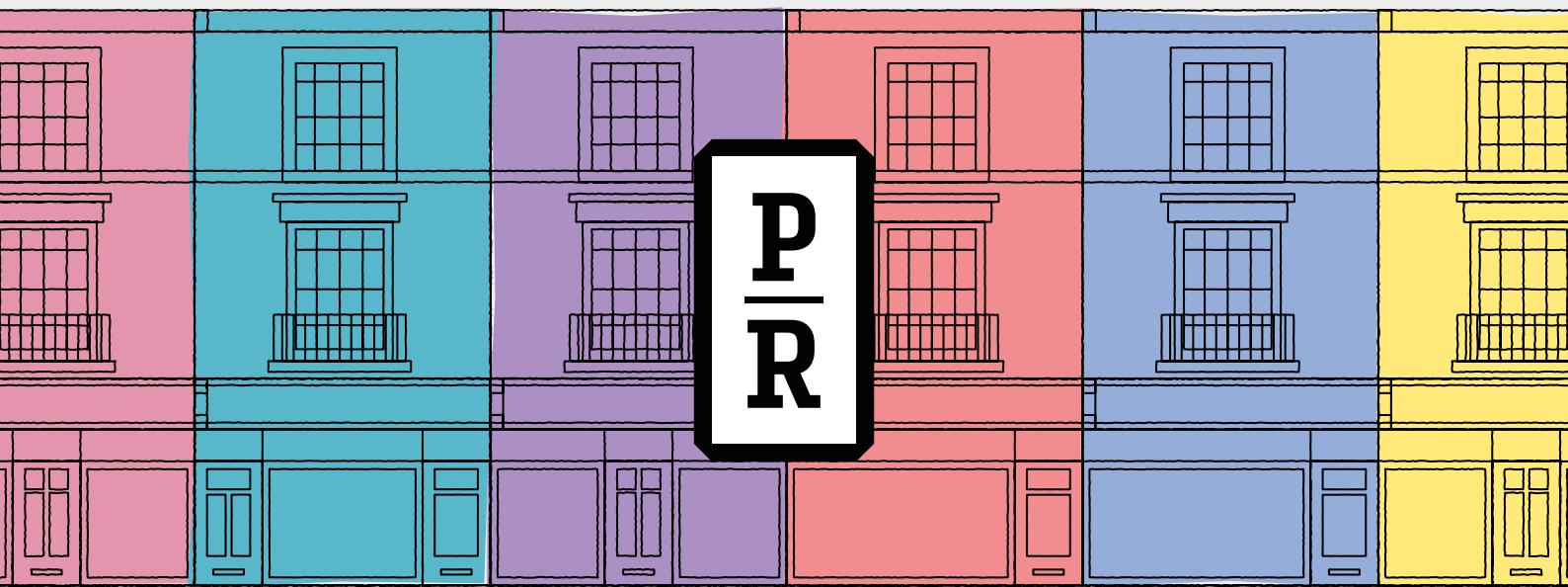
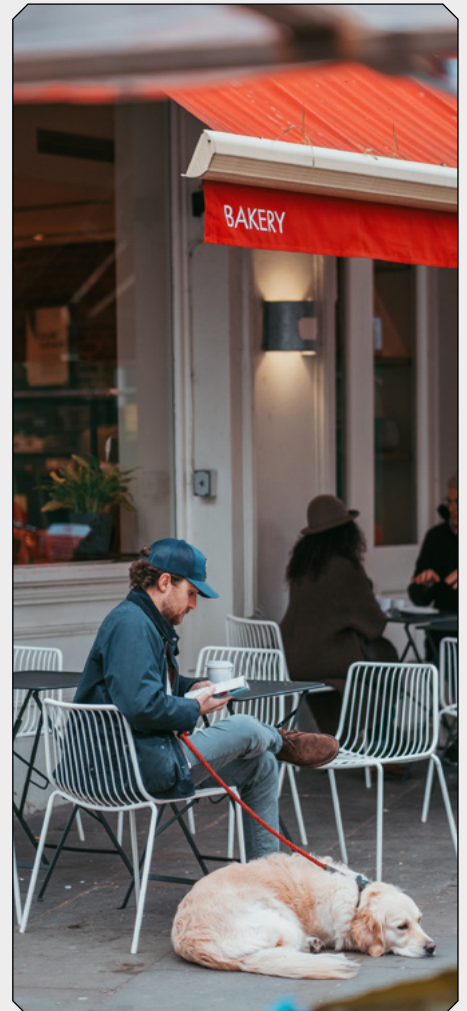


223 PORTOBELLO ROAD



PORTOBELLO ROAD, LONDON W11



Some London streets become London icons and **Portobello Road** is undeniably one of London's most famous streets. It's rich history, distinctive street scene and authentic and diverse local community provide the backdrop for its famous street markets, eclectic shops and restaurants, street performers and of course one of the most established antique and vintage markets in the world. Portobello Road is an experience that each year attracts millions of visitors from all walks of life.



**223
PORTOBELLO
ROAD**

LOCATION

The premises is situated on the westerly side of Portobello Road in between the junctions with Dunworth Mews and Westbourne Park Road. Other local businesses include, **Starbucks, Coffeabelle, Office, Jamon Jamon Paella, Greggs, Snappy Snapps, Love Hate Social Club, Blue Tit London, The Castle, UKAI and The Gin Rooms.** Public transport is accessed via Ladbroke Grove (Hammersmith & City line) and Notting Hill Gate (Central & District line).

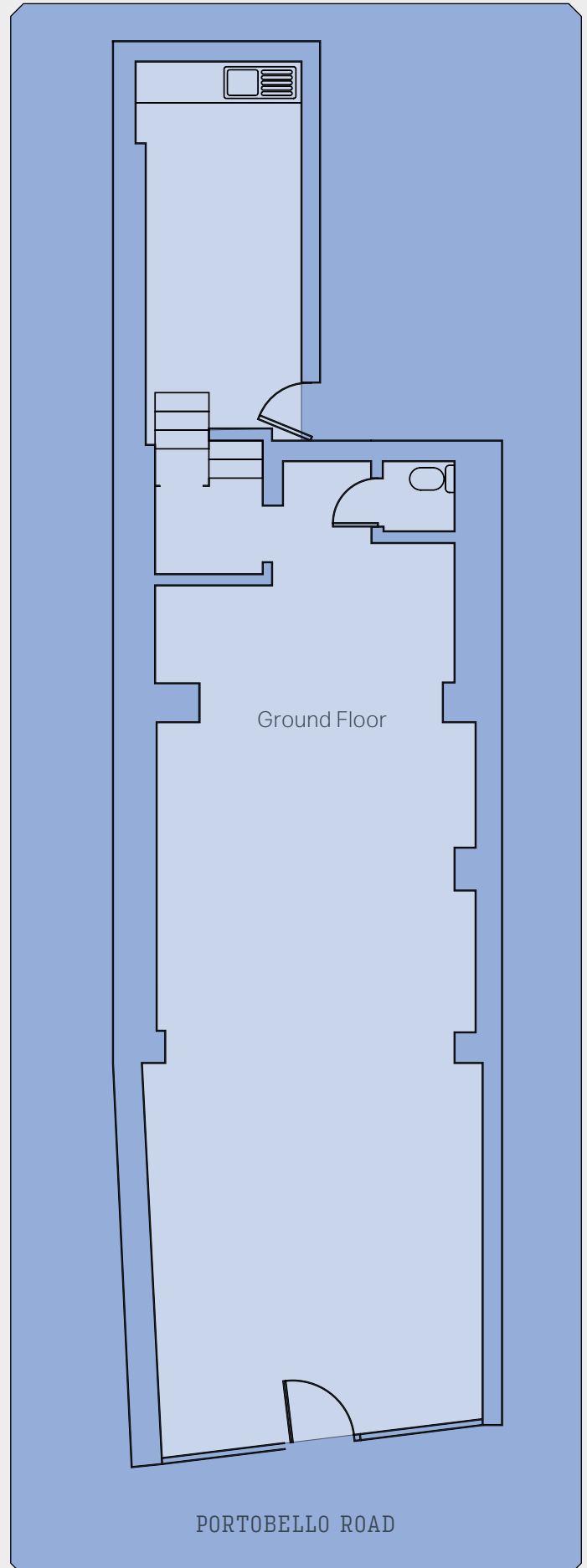
DESCRIPTION

The premises (A1) has a fully glazed frontage direct onto Portobello Road, which leads to an open plan retail area with the stairwell to the rear. The upper parts are arranged with a half first floor W/C and first floor stockroom / office to the rear. There is a further full width studio / office to the front of the second floor, together with another office / storeroom to the rear

ACCOMMODATION

A ground floor shop and ancillary upper parts, NIA approx.

Ground Floor 813 sq ft 75.6 sq m



RATES

To be reassessed following redevelopment.

Prospective tenants are advised to verify the business rates with The Royal Borough of Kensington & Chelsea's Business Rates department on 0207 361 2828

The tenant may be entitled to business rates relief though should rely upon their own enquiries.

LEASE TERMS

A new FRI Lease granted outside the Landlord & Tenant Act 1954 for a 10 year term, with a mutual break clause at the end of the 5th year.

RENT

£80,000

PLANNING & LICENSING

The unit benefits from E Class planning

There is a premises license in place that allows alcohol to be consumed On and Off the premises 10am to 11:30pm Monday to Sunday

SERVICE CHARGE

TBC

LEGAL COSTS AND EPC

Each party to be responsible for their own legal costs. An EPC is available on request.

POSSESSION

Full vacant possession immediately on LEGAL COSTS: completion of legal formalities.

VAT

The premises is elected for VAT



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