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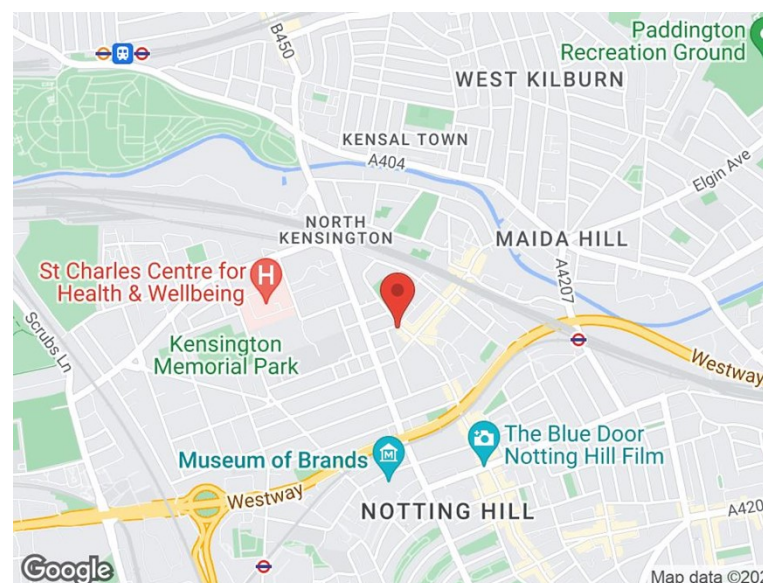
329 Portobello Road, North Kensington, London, W10 5SA

A VICTORIAN MIXED USE BUILDING ADJACENT TO THE JUNCTION OF PORTOBELLO ROAD & GOLBORNE ROAD

FOR SALE

Area: 2,232.00 FT² (207.36M²) | £2,125,000 subject to contract |

- 3/4 glazed frontage
- Good ceiling height to the ground floor
- Hot food serving area & cabinets
- Commercial kitchen & extraction
- Storage
- 2 bedroom flat, 1st floor
- 2 bedroom flat, 2nd floor





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LOCATION:

The building is situated on the westerly side of Portobello Road in between the junctions with Golborne Road and Golborne Mews. The area has a busy and trendy vibe, which is home to neighbouring businesses including Strakers, Lowry & Baker, Bluebelles of Portobello, Golborne Deli, Cubitts, Ace & Tate, Swanky, Falafel King, Layla Bakery, Cacciari's Portobello and the Portobello & Golborne Market. Public transport links are accessed via Ladbroke Grove tube station (Hammersmith & City line) and buses from Golborne Road and Ladbroke Grove.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A mixed-use Victorian building (Use Classes E(A3/A5) and C3), with a three-quarter glazed frontage to the ground floor looking directly onto Portobello Road. The premises entrance leads to an open plan retail area fitted as a fish & chip shop, with a commercial kitchen, storage and a walk-in cold room and W/C. There is access via the shop to a common parts hallway, which has separate street access and leads to the upper parts arranged with a 2 bedroom flat on the 1st floor, one bedroom annexed as an office, the other bedroom to the front of the building. The reception room, kitchen and bathroom are to the rear. The 2nd floor is arranged as a 2 bedroom flat with a reflecting layout. Both flats are in good order with white walls and carpeted.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	848.00	78.78
1st Floor	705.00	65.50
2nd Floor	679.00	63.08
TOTAL	2,232.00FT²	207.36M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

Commercial premises sold with vacant possession, the assumed rent should be in the region of £55,000 per annum. Combined income from 2 residential flats is currently £51,000 pa.

PRICE: £2,125,000.00

SERVICE CHARGE: None in place

POSSESSION: Full vacant

VAT: Not elected for VAT

RATES:

Rateable Value £23,500 per annum / Rates Payable £11,726.5 per annum. NB - 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.

CONTACT:

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