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## 195 Portobello Road, London, W11 2ED

A GROUND FLOOR & BASEMENT RETAIL PREMISES SITUATED IN A PRIME POSITION IN BUSTLING PORTOBELLO ROAD

### TO LET

Area: 973.00 FT<sup>2</sup> (90.39M<sup>2</sup>) | Rent: £60,000 per annum, exclusive |

- Fully glazed frontage
- Front to back open plan retail area
- Full basement storage
- Kitchen
- x2 W/C's
- Air conditioning (not tested)
- CCTV (not tested)





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### LOCATION:

The premises are situated on the westerly side of Portobello Road in between the junctions with Blenheim Crescent and Elgin Crescent. The area benefits from high local and tourist footfall, which is drawn in by the independent nature of the parades of local shops on and around Portobello Road and the Portobello Market itself. Other local businesses include The Electric Cinema & Electric House, Honest Burger, Five Guys Portobello, Buvette, Joe & The Juice, The Ginstitute, Blakes Bakery, Maison Puget, Gail's Bakery, Jeroboams, Natoora Counter, Seasons Notting Hill, Mediterraneo, Orasay, Osterio Basilico, E&O, The Spice Shop, The Notting Hill Book Shop, The Coffee Plant, Sainsbury's Local, Look East Antiques, Dolphin Arcade and the Admiral Vernon Antique Market. Local transport is accessed via Ladbroke Grove tube station (Hammersmith & City line).

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

### DESCRIPTION:

The premises (use class E) occupies the ground floor and basement of a three storey Victorian building, which has a fully glazed frontage direct onto Portobello Road. The interior of the ground floor is arranged as an open plan retail area, with further retail space to the rear that benefits from a gallery light. The basement is arranged with small and large storerooms, a kitchen to the rear and x2 W/C's. Air Conditioning and CCTV is fitted.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	387.00	35.95
Bassment	586.00	54.44
<b>TOTAL</b>	<b>973.00FT<sup>2</sup></b>	<b>90.39M<sup>2</sup></b>

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

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £60,000.00

**SERVICE CHARGE:** TBC

**POSSESSION:** Full vacant possession immediately on completion of legal formalities

**VAT:** Not subject to VAT

### RATES:

Rateable Value £40,750 per annum  
Rates Payable £20,334.25 per annum  
NB - We strongly recommend that you verify the rate with the London Borough of Kensington & Chelsea 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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