

RARE FREEHOLD AVAILABLE ON PORTOBELLO ROAD WITH FULL VACANT POSSESSION

**71 PORTOBELLO ROAD
LONDON W11**

LOCATION

The premises are located in a prime trading position on Portobello Road close to the junction with Westbourne Grove. This section of the street is part of the world famous Portobello Road Antiques Market. Operators close by include **All Saints, Stumper & Fielding, The Highland Store, Portobello Print & Map Store**, as well as numerous independent antique shops. Notting Hill Gate underground station is located a five minute walk from the property.

ACCOMMODATION

The building is three floors, with A1 retail space at ground floor and a well fitted two bedroom maisonette on the 1st and 2nd floors with an outside terrace.

Gross Floor Retail	405 sq/ft
First Floor Residential	418 sq/ft
Second Floor Residential	415 sq/ft

Total Area 1,238sq/ft

FREEHOLD

Offers in excess of £2.25 million.



RATES

Rateable Value 2019 / 2020	£40,250
Rates Payable 2019 / 2020	£19,680

Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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