

DOUBLE FRONTED PREMISES TO LET IN PRIME NOTTING HILL 37-39 PEMBRIDGE ROAD, LONDON W11

LOCATION

The property is located in a prominent position on the western side of Pembridge Road, which is a busy thoroughfare linking Notting Hill Gate station and Portobello Road.

Operators in the immediate vicinity include, Superga, Bubbleogy, Brown & Rosie and The Sun in Splendour.

ACCOMMODATION

The premises benefit from having an impressive double frontage and are laid out over ground, lower mezzanine and basement floors. The premises benefit from having an external patio area.

Ground Floor	577 sqft
Lower Mezzanine Sales	332 sqft
Basement Sales	343 sqft
Basement Ancillary	292 sqft
Basement Vaults	216 sqft
TOTAL AREA	1,760 sqft

LEASE

A new lease is to be made available for a term to be agreed.

RENT

£87,500 per annum exclusive.



USE

Flexible uses will be considered, within Class E of the revised Use Classes Order.

RATES

Zero rates payable until 1st April 2021 due to the Government COVID-19 tax break.

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

LEGAL COSTS

Each party to bear their own legal and associated costs in connection with the transaction.

EPC

Available on request.

VIEWINGS

Strictly by appointment through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

Tel: 07900 217624

Email: ofowler@blb.uk.com

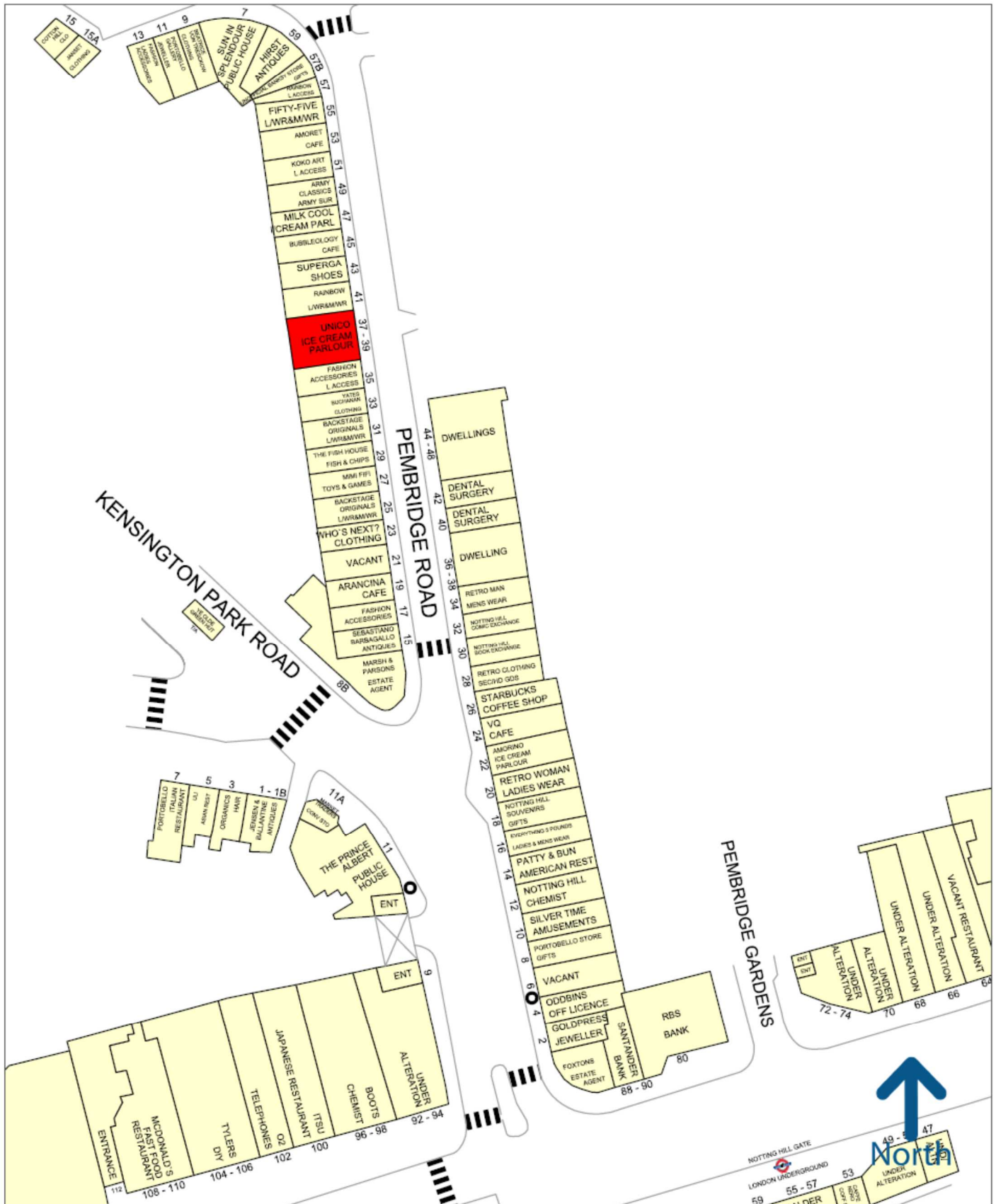
Andrew Brown

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Email: abrown@blb.uk.com

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

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 16/10/2020
Created By: Blanchflower Lloyd Baxter