

PRIME SHOP TO LET SUBJECT TO VP

131 PORTOBELLO ROAD LONDON W11

LOCATION

The premises are located in a prime trading position on Portobello Road between the junctions with Westbourne Grove and Elgin Crescent. This section of the street is next to the world famous Portobello Road Antiques Market.

The property is located adjacent to Hummingbird Bakery, other operators close by include Gail's Bakery, All Saints, Rag Yard, as well as numerous independent antique shops. Notting Hill gate Underground Station is located a short walk from the property.

ACCOMMODATION

The premises comprise of a ground floor lock up shop with the following approximate area:

Ground Floor: 478 sq ft

LEASE

The premises are to be made available by way of a new lease for a term to be agreed.

RENT

£55,000 per annum exclusive.



USE

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

RATES

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

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

LEGAL COSTS

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

EPC

Available on request.

VIEWING

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

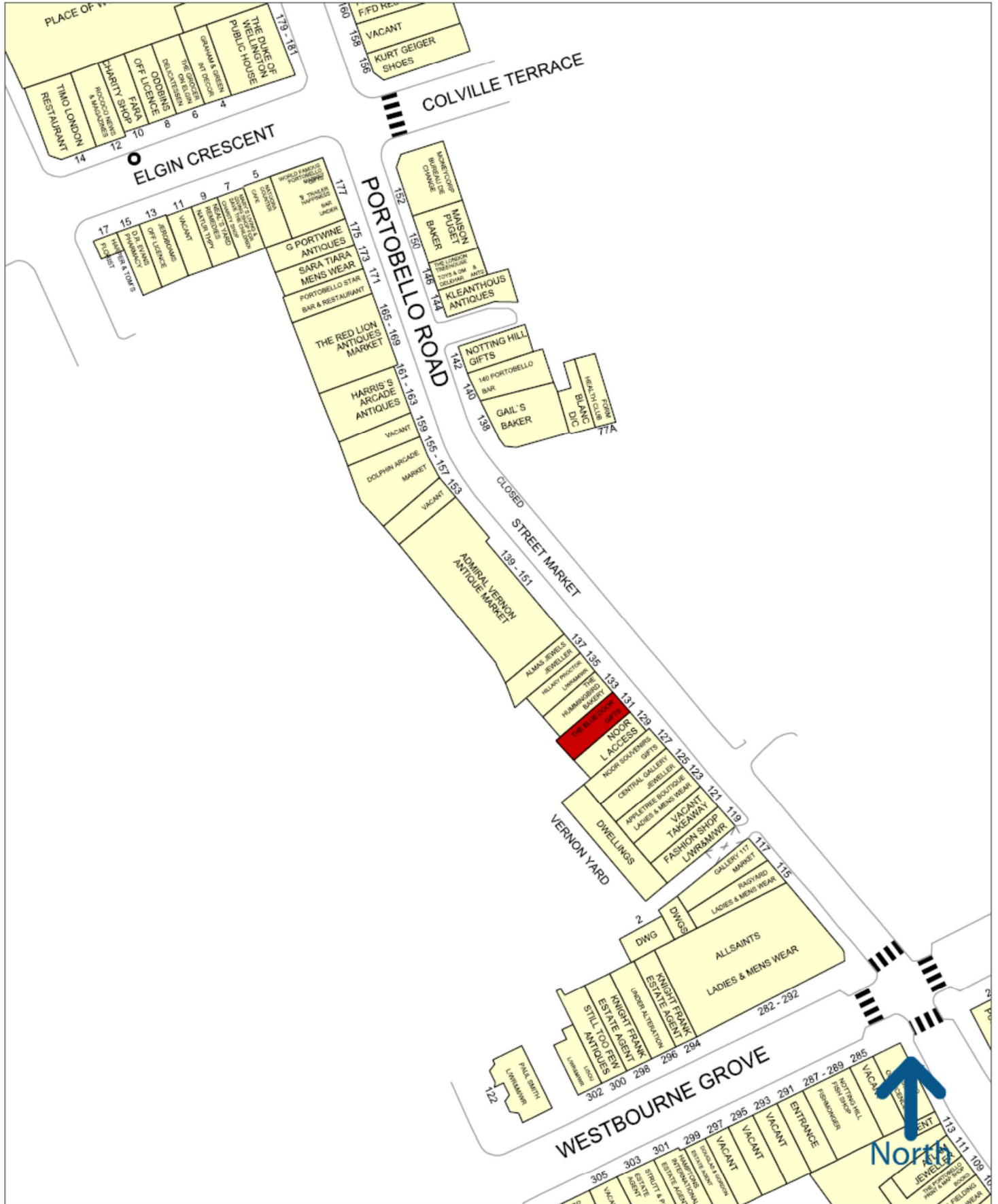
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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



50 metres

Experian Goad Plan Created: 10/03/2021
Created By: Blanchflower Lloyd Baxter

