



269A Portobello Road

London, W11 1LR

PRIME PORTOBELLO ROAD INVESTMENT OPPORTUNITY.

904 sq ft
(83.98 sq m)

- £125k PRICE REDUCTION (8.49%)
- Long Income investment – 25-year term.
- 22-years unexpired.
- Passing rent £65,000.
- 999-year Leasehold of ground floor commercial.
- Open market Rent Review April 2025

269A Portobello Road, London, W11 1LR

Summary

Available Size	904 sq ft
Price	£765,000
Business Rates	Upon Enquiry
EPC Rating	D (84)

Description

The property is let currently to an established and successful health food operator. (Portobello Health Foods Ltd) by virtue of a 25-year lease contracted inside of the LTA 1954 Act. The rent passing is £65,000 with an upcoming rent review (April 25) establishing a reversionary pattern for the property. The accommodation is arranged over the ground level exclusively and provides a popular eating destination for the global trade of passing tourists. The unit is set out in a café style with all the required amenities in place.

Location

Portobello Road enjoys an exceptionally heavy flow of foot traffic given its notoriety as one of London's most desirable and visited tourist hotspots. Vacancy rates on Portobello Road are some of the lowest across the capital, rates quickly recovered following the passing of the global pandemic. Traders' revenue quickly returned to normal levels and the 'strip' has retained its allure to locals and tourists further cementing its reputation as one of London's greatest tourist attractions.

The property is superbly located for London's Underground Network (Central Line, Circle Line & Hammersmith & City), being approximately all within 0.5 miles away. The property also provides easy access to all the shops, bars and restaurants of Portobello Road, Kensington High Street and Westbourne Grove.

Terms

Title and Tenure: The Long Leasehold Interest is offered for sale subject to the occupying tenancies. Title Number: 452355

Rateable Value: Interested parties are advised to make their own enquiries with the Local Authority (Royal Borough of Kensington & Chelsea).

Accommodation: Total – 904 sq. ft. (84 m²)

Method of Sale: The site will be sold by way of informal tender (unless sold prior).

Further details will be provided in due course.

VAT: All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

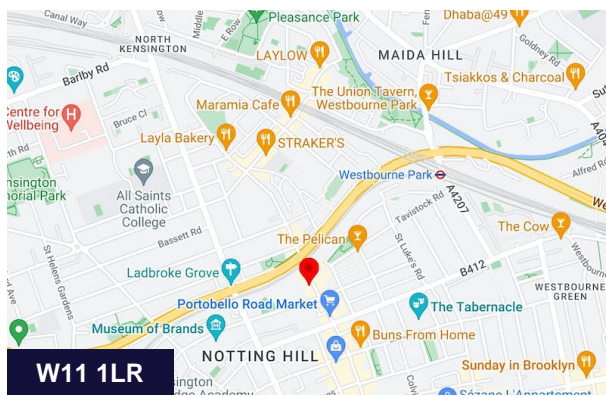
Viewings: Strictly through the joint-sole agents, Winkworth Commercial on 020 7355 0285 and made by prior appointment. Under no circumstances should any direct approach be made to any of the occupational tenants or staff.

EPC: Available on request.

Proposal: We are instructed to invite offers in the region of £765,000 with a sale at this level reflecting a Gross Initial Yield of 8.49%, assuming the usual purchasers' costs and total income of £65,000 per annum.

Occupational Commercial Lease

The property is currently let to Portobello Health Foods Ltd for a term of 25 years from January 2021, thereby terminating January 2045, at a passing rent of £65,000 per annum. Rent reviews set out during this term; occur on the 5th anniversary of the commencement date. We note that the next rent review is set for April 2025, thereby providing an opportunity to increase the market rent.



Viewing & Further Information



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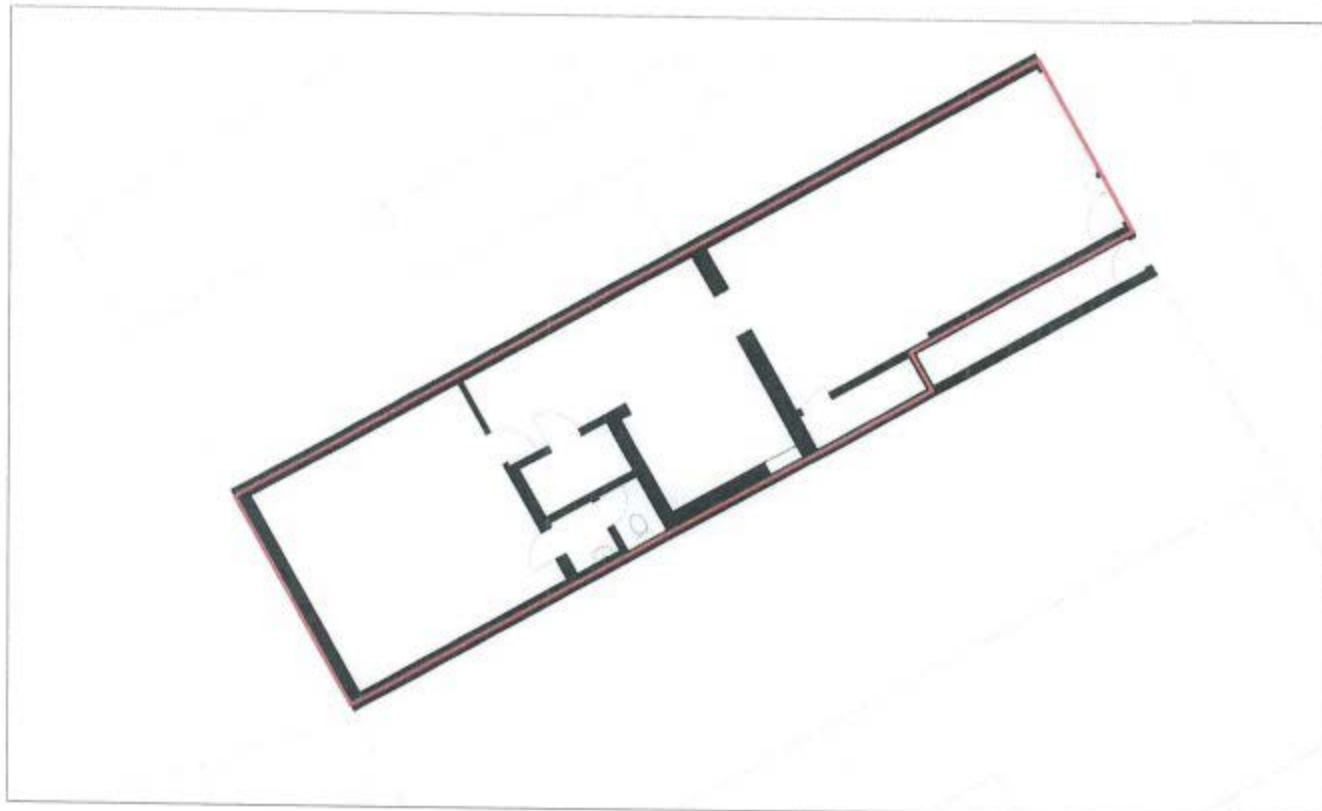
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SITE LOCATION PLAN

1/100



GROUND FLOOR PLAN

1/100

General Use

This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications issued by Floorplanz Ltd.

All internal dimensions including ceiling heights are taken to and from finished surfaces unless otherwise stated. All locked dimensions must be checked on site. Any discrepancies with the information depicted in this drawing must be reported in writing to Floorplanz Ltd. Floorplanz Ltd. Responsibility can not be accepted for alterations made to this drawing without prior permission from Floorplanz Ltd.

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Land Registry

This drawing has been created in accordance with the Land Registry Practice Guide 46.

Any coloring, shading or wording detailed on the plan are not the responsibility of Floorplanz Ltd.

-  - LOCATION OF BUILDING
-  - EXTENT OF CONCRETE FOOTINGS
-  - OUTSIDE AREA

PRODUCT

269A PORTOBELLO ROAD,
LONDON, W11 1LR

SCALE ON A3
1:1250 / 1:100

APPROXIMATE G.I.A
91 SQ M / 980 SQ FT

DRAWN/CHECKED:
GH/MG

FP2 REV
143486

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