

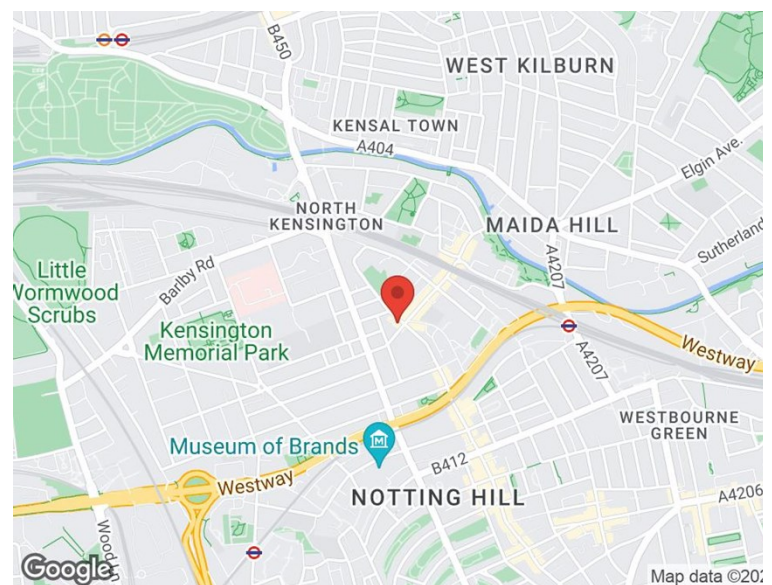
331 Portobello Road, London, W10 5SA

A RETAIL PREMISES WITH A PROMINENT FRONTAGE IMMEDIATELY OFF THE JUNCTION OF PORTOBELLO ROAD AND GOLBORNE ROAD

TO LET

Area: 724.00 FT² (67.26M²) | Rent: £36,000 per annum, exclusive // Premium £25,000 |

- Prominent glazed frontage
- Good natural light & high ceilings
- Retail area & 2 changing rooms
- Glazed side return office
- Kitchenette
- Storeroom & W/C
- Pendent spot lights
- Gas central heating





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LOCATION:

The premises are situated in a parade of shops on the south / westerly side of Portobello Road, in between the junctions with Golborne Mews and Chesterton Road. Other local businesses include, Ace & Tate, Cubitts, Found & Vision, Rove London, Speciale Clothing, Floral Studio, Swanky Portobello, Trove Home Furniture Shop, Sarah Hammond Interiors, 88 Antiques, Le Labo Perfume Store, Of The Bea, Sharp & Flask, Lisboa Patisserie, Falafel King, Georges Fish & Chips, Lowry & Baker, Golborne Deli, Layla Bakery, Klear Labs, Straker's Modern European, Caia Modern European and Cacciari's Portobello Italian. Public Transport is accessed via Ladbroke Grove (Buses & Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A retail premises occupying the ground floor of a 2 storey, Victorian, terraced mixed-use building. The premises has a fully glazed frontage leading to an open plan retail area fitted with two changing rooms. To the rear is an enclosed and glazed side return, together with a further ancillary storeroom / office, fitted with a kitchenette and W/C to the rear. The premises is generally in good order and benefits from down lighting, wood flooring and central heating (not tested).

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	724.00	67.26
TOTAL	724.00FT²	67.26M²

FLOOR PLAN:

LEASE TERMS:

To take assignment of the the current FRI Lease granted outside the Landlord & Tenant Act 1954 for a term of 10 years from July 2023. There is an upward only rent review at the 5th anniversary of the Lease.

RENT: £36,000.00

SERVICE CHARGE: On application

RATES: Rateable Value: £22,000 per annum
Rates Payable: £10,978 per annum

NB - We strongly recommend that you verify the rates with The Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

POSSESSION: Vacant possession immediately on completion of legal formalities.

VAT: Not elected for VAT

LEGAL COSTS: Each party to be responsible for their own legal costs.

EPC: Available upon request.

CONTACT:

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