



London W11 174 Portobello Road

NOTTING HILL

Location

The property is located on the eastern side of Portobello Road between the junctions with Talbot Road and Elgin Crescent. This is a great restaurant pitch with occupiers including Eggslut, Honest Burger and The Electric opposite.

Whilst being an affluent neighbourhood location, the area is busy 7 days a weekend and is characterised by both tourists and residents.

Accommodation

The layout offers ground floor with a new shop to be installed. The approximate floor areas are as follows:

Ground Floor	969 sq ft	90.15 sq m
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Rent

Upon application.

Terms

Subject to vacant possession, the property is available by way of a new lease for a term to be agreed contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

Business Rates

Rates Payable (21/22) – £46,284 per annum

The premises are currently exempt from paying full business until 1st April 2022 by way of a 66% reduction. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Use

The property falls within "Class E" but a new full A3 planning application has been submitted to include extract to roof level.

A new premises license application will need to be secured by the ingoing tenant.

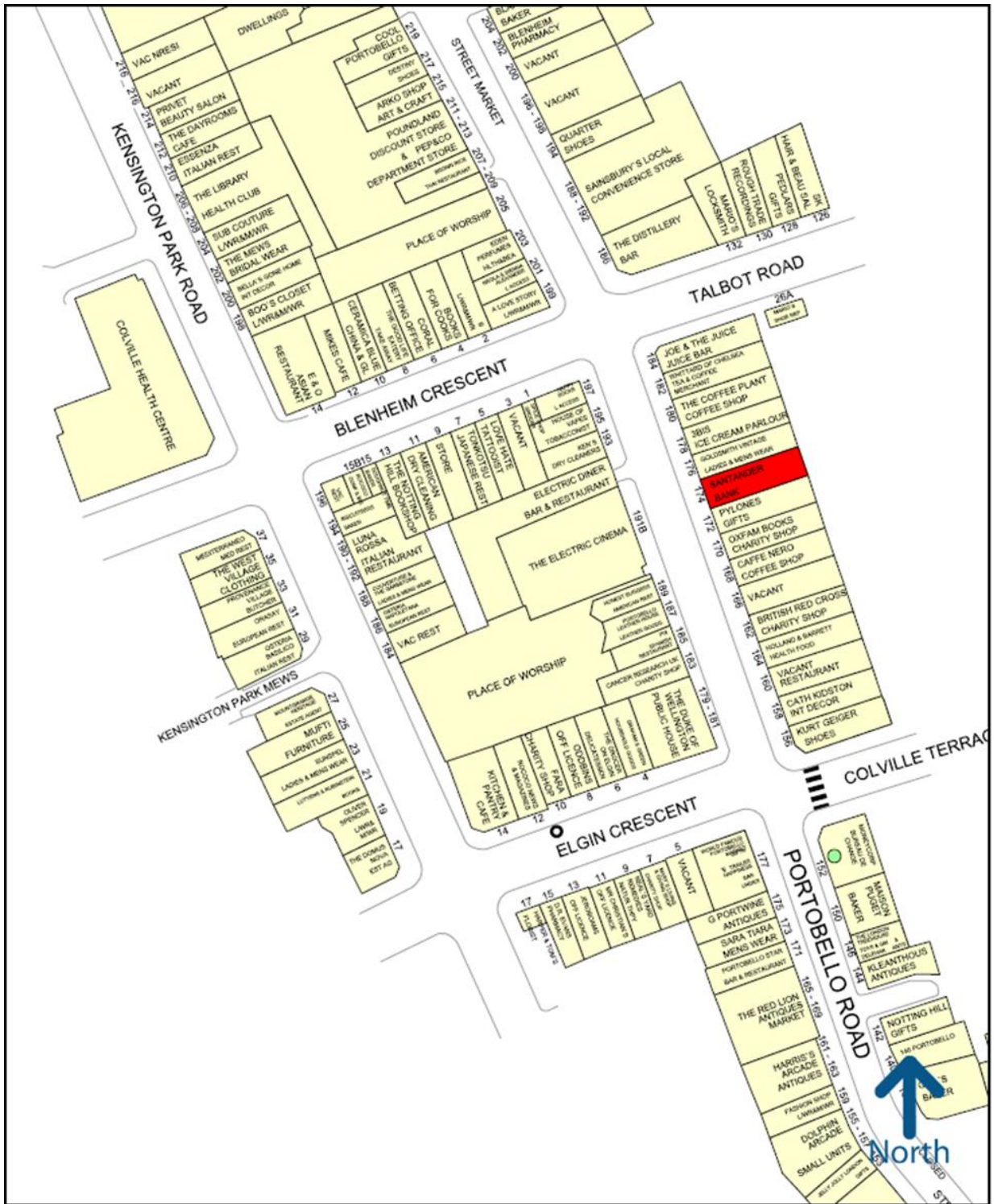
Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.

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