

Notting Hill, London W11

225A Portobello Road

Class E Opportunity – Subject To Vacant Possession



Location

The subject premises occupy an extremely prominent position on Portobello Road, which is renowned for its world-famous Portobello Road Market.

Located immediately adjacent to **The Castle (Mitchells & Butlers)**, other nearby occupiers include **Poke House, Office, Joe & The Juice, Five Guys** and **Jimmy Fairly**.

Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area;

Ground Floor **360 sq ft 33.44 sq m**

The property benefits from a fully fitted kitchen with an extraction system in place and therefore ideally suited to F&B operators, however other uses will also be considered.

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£47,500 per annum exclusive

Rates

Rateable Value	£22,000
Rates Payable	£10,978 pa.

Interested parties are advised to make their own enquiries to The Royal Borough of Kensington and Chelsea Council on 020 7361 3013.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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50 metres



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