

**Ground Floor Shop with Basement Offices/Storage
Situated Close to Portobello Road
To Let**



**15 All Saints Road
London
W11**

Location:

The premises are situated on the western side of All Saints Road, a short distance north of its junction with Westbourne Park Road. Portobello Road is within a five minute walk and Westbourne Park Station (Hammersmith & City and Circle Lines) is also within comfortable walking distance.

Description:

The premises comprise a ground floor and basement lock-up shop suitable for a variety of A1 (Retail) uses. The basement provides additional office and storage accommodation with limited natural light.

Accommodation:

Ground Floor Shop	-	206 sq.ft
Basement	-	378 sq ft
Total		584 sq ft (net)

Amenities Include:

- Attractive panelled frontage
- Electric roller shutter
- Shared rear yard area
- WC accommodation

Tenure:

Leasehold.

Lease Terms:

A new lease for a term by arrangement with both parties to contract out of the Security and Compensation Provisions of the Landlord & Tenant Act 1954 pt. 2.

Rent:

£30,000 per annum exclusive.

Rateable Value:

£18,750 (RBKC)

Rates Payable:

£8,073.43 (April 2019-April 2020)

Legal Costs:

Each party is to bear their own legal costs.

Possession:

Full vacant possession immediate upon completion of legal formalities.

Viewing:

Strictly by appointment with **Roger Painter & Co on 0207 368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.