

**Shop with Large Basement  
Situated Close to The Corner of Portobello Road and Golborne Road  
To Let**



**112 Golborne Road  
London  
W10**

### **Location**

The premises occupy a prominent position on the northern side of Golborne Road, just east of its junction with Portobello Road and benefits from the many visitors and tourists to the area, as well as being a popular local street with several well-known cafes and restaurants and shops nearby.

### **Description**

The premises comprise an A1 (general retail) ground floor shop with a substantial basement which also goes under the adjacent property.

### **Accommodation**

Ground floor	254 sq ft
Basement	429 sq ft
<b>Total</b>	<b>683 sq ft</b>

### **Amenities Include**

- Security Grill
- Approx. 7'3 headroom to basement
- Glazed frontage
- Good location

**Tenure**

Leasehold

**Lease Terms**

A new lease for a term by arrangement

**Rent**

£30,000 per annum exclusive

**Rateable Value**

£20,750 RBKC

**Rates Payable**

£10,188 (April 2019 – April 2020)

**We strongly recommend that you verify the above figures with the Business Rates Department of The Royal Borough of Kensington and Chelsea.**

**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 the sole agent **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.