

**Ground Floor Lock-up Shop Currently Trading as Beauty Salon
Lease for Sale (now with reduced premium)
481 sq. ft (Gross Internal)**



**355 Portobello Road
London
W10**

Location

The property is situated a short distance north of Golborne Road, on the western side of Portobello Road between its junctions with Bonchurch Road and Faraday Road. There are many high-quality shops nearby and the areas has benefitted from substantial residential development in recent years.

Description

The property has been trading for several years as 'Portobello Girl Beauty' and comprises a ground floor lock-up shop with two separate treatment rooms, a kitchenette and WC.

Accommodation

Ground Floor Shop overall approximately 16'6 wide x 29'0 deep
Net Internal

481 sq. ft approx.
392 sq. ft approx.

Amenities Include:

- Two Treatment rooms (demountable)
- Kitchenette
- WC
- Wood floor
- Heating

- Most fixture and fitting included if required including 3-seater pedicure stool/bench, Eyebrow Chair and Manicure Table
- Good natural light

Tenure

Leasehold

Lease Terms

Assignment of a lease for a term of 12 years from 2016 subject to 4 yearly rent reviews (with security of tenure).

Rent

£18,500

Premium

£28,000 subject to contract for the benefit of the lease and certain fixtures and fittings.

Rateable Value

£16,750

Rates Payable

Awaiting confirmation (£8,000 approx.)

Legal Costs

Each party is to bear their own legal costs.

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.