

**Prime Position Corner Shop and Basement with Large Forecourt
and Frontages to both Portobello Road and Blenheim Crescent
To Let
813 sq. ft net / 75.53 sq. m (925 sq. ft / 86 sq. m gross)**



**199 Portobello Road
London W11**

Location

The property occupies a prime position with maximum visibility, on the corner of Portobello Road and Blenheim Crescent. This is probably one of the best locations in Portobello Road being very popular with both locals and tourists and benefitting from the many high-quality shops and restaurants nearby in Blenheim Crescent and Elgin Crescent as well as in Kensington Park Road.

Description

The premises comprises a ground floor shop with good ceiling height to the ground floor and with additional basement sales and storage areas and WC's. The property could be suitable for a variety of retail uses with particularly prominent frontages and full height windows and with the entrance door from Blenheim Crescent.

Accommodation

Ground floor	429 sq. ft
Basement	384 sq. ft
Total	813 sq. ft / 75.53 sq. m (net)

Amenities Include

- *Good natural light to ground floor
- *High ceilings
- *WC
- *Kitchenette area
- *Basement alcoves

Tenure

Leasehold

Lease Terms

A new full repairing and insuring lease for a term of 10 years with both parties to contract out of the Security and Compensation Provisions of the Landlord & Tenant Act 1954 pt.2

Rent

On application

Rateable Value

£38,500 (RBKC)

Rates Payable

£19,211.50 (April 2022-April 2023)

NB We strongly recommend you verify the above Business Rates figures with the appropriate Council Department

Legal Costs

Both parties' legal costs to be borne by the ingoing tenant whether or not the matter proceeds to completion.

Viewing

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

199 Portobello Road, W11 1LU - Other Terms and Conditions

1. Rent to increase by 4.5 % per annum (compounded)
2. Tenant to be permitted to assign the lease subject to Landlord's consent
3. Use Class E (previously A1)
4. The ingoing tenant will be required to provide a rent deposit equating to 6 months' rent
5. Tenants to pay approximately one third of the Insurance premium of the whole building
6. Service Charge – tenant to pay one third of service charge for whole building
7. Tenant to be responsible; for business rates and all utilities
8. Rent to be paid monthly in advance by standing order

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