



**Attractive Shop with Rear Studio/Office  
Situated at the Northern End of Portobello Road  
To Let**



**357 Portobello Road  
London  
W10**

**Location:**

The premises are situated in an established retail parade on the western side of Portobello Road, a short distance north of its junction with Golborne Road. The area has become increasingly busy in recent years with the development of many new flats nearby.

**Description:**

The premises comprise a ground floor lock-up shop in good decorative order, with a glazed frontage and with a rear studio/office space, ideal for any trader requiring storage or a small amount of office/studio space. There is also a kitchen area and the property has its own W.C. facilities.

**Accommodation:**

Retail Sales Area	-	206 sq ft
Rear Studio	-	110 sq ft
<b>Total</b>	-	<b>316 sq ft</b>

**Amenities Include:**

- High Ceiling (approx. 11')
- Full Security Grills to Frontage
- Kitchen facilities
- W.C. with wash hand basin in lobby
- Good natural light throughout
- Wood floor

**Tenure:**

Leasehold.

**Lease Terms:**

A new lease for a term by arrangement

**Rent:**

£20,000 per annum exclusive

**Rates:**

April 22/April 23

Rateable Value: £6400

Rates Payable: £3276.80

**We strongly advise that interested parties verify these figures with the Business Rates Department of the Royal Borough of Kensington & Chelsea on 020 8315 2082.**

**Possession:**

Full vacant possession immediate upon completion of legal formalities.

**Legal Costs:**

Each party is to bear their own legal costs.

**Viewing:**

Strictly by appointment with the sole agent **Roger Painter & Co on 020 7368 3336**

E-mail: [info@rogerpainter.com](mailto:info@rogerpainter.com)

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