

# PRIME RETAIL UNIT TO LET



**937sq.ft. (87sq.m.) approx N.I.A.**

200 Portobello Road

Notting Hill

**London**

W11 1LA

**Located on World-Famous Portobello Road in a Prime Location**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Mayfair office 0207 078 7909



## Location

Located in a prime position on Portobello Road, within Notting Hill – Central London.

## Description

A ground floor open-plan retail unit suitable for a variety of uses, subject to planning permission.

The landlords will **not** consider souvenir retail linked use.

## Accommodation

	Sq. Ft.	M2
Ground Floor	937	87
External Contained Rear Yard	Not measured	Not Measured

*Approx net internal area (NIA)*

## Terms

Rent: offers in excess of £80,000 per annum exclusive

The rent is exclusive of business rates, service charge, insurance and utilities. The rent will NOT be subject to VAT.

The premises are available on a new lease to be agreed with the Landlord.

## Business Rates

The billing authority is The Kensington & Chelsea Council.

Rateable value: **£49,000 per annum from April 2023**

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is not applicable to this property.

## Amenities

- Prime ground floor retail/business unit
- Open-plan
- 16ft wide full height new shopfront
- Internal electric security shutters
- White boxed ready for tenant fit out
- Located on the world-famous Portobello Road
- Excellent access to Ladbroke Grove & Notting Hill Gate Underground Stations
- Suitable for a variety of uses

## Energy Performance Rating

C(55)



## Viewing and further information

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