



13 Portobello Road

Notting Hill, W11 3DA

**TO LET - SUPERB RETAIL
UNIT WITH EXCELLENT
FOOTFALL LOCATED ON
THE WORLD FAMOUS
PORTOBELLO ROAD IN
NOTTING HILL, W11.**

217 sq ft
(20.16 sq m)

- Exceptional footfall
- Small unit with panel glazed frontage
- Close to Notting Hill Gate
- Available immediately

13 Portobello Road, Notting Hill, London, W11 3DA

Summary

Available Size	217 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (67)

Description

RETAIL PREMISES TO LET situated on the main pedestrian entrance to PORTOBELLO ROAD. This small retail unit enjoys the perfect location to capture the tourism and passing trade that dominates Notting Hill Gate. The unit has been carefully enhanced and refurbished to provide a charming and characterful panel-glazed retail frontage leading into a smart trading environment with newly installed lighting, attractive flooring, guest WC and water connections. The property is presented as a 'white-box' finish immediately suitable for individual branding and is a rare opportunity to occupy space in this exceptional location.

Location

There is an exceptionally heavy daily pedestrian flow carrying tourists from Notting Hill Gate into Portobello Road and this unit enjoys one of the very best frontages in the area. A number of established and desirable retailers operate close by, to include Bubbleology and Amoret Coffee with renowned Sun In Splendour Public House located a few doors away. The specific location of this premise is highly desirable with all of the amenities of Notting Hill Gate and Hyde Park almost immediately on one's door step.

Terms

RENT: £30,000 per annum (exclusive)

TENURE: Leasehold

RATEABLE VALUE: £37,500 per annum

RATES PAYABLE: £17,962.50 per annum

IMPORTANT NOTE: Discount amounts - The retail relief scheme for 2021/22 covers two periods. The first period, 1 April 2021 to 30 June 2021, is a continuation of the scheme for 2020/21 at 100 per cent relief. For the period 1 July 2021 to 31 March 2022 a further scheme is then in place for a maximum of 66 per cent discount.

If you're eligible, you could get:

- 100% discount for the first 3 months of the 2021 to 2022 tax year (1 April 2021 to 30 June 2021)
- up to a maximum 66% discount for the rest of the 2021 to 2022 tax year (1 July 2021 to 31 March 2022)

RETAIL PREMISES (USE CLASS E): 217 sq.ft. (20.16 sq.m.)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

Note: We strongly recommend that you verify the rates within the Royal Borough of Kensington & Chelsea's Business Rates department on 020 7361 2828.

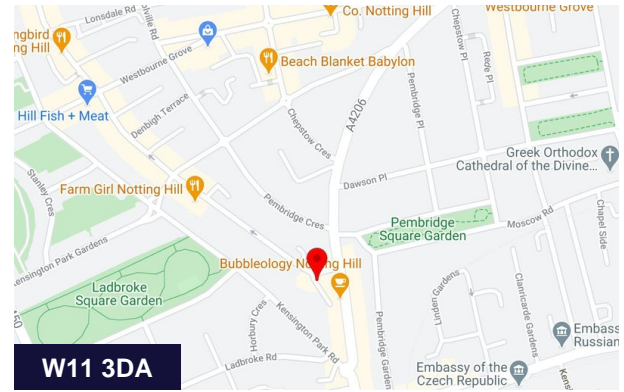
VAT: The premises is not elected for VAT.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: A new FRI lease granted outside the Landlord & Tenant Act 1954 for a minimum term of 3 years containing a mutual break clause at the end of the tenancy.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial on 07889 510036 or commercial@winkworth.co.uk.



Viewing & Further Information



Adam Stackhouse

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astackhouse@winkworth.co.uk



Tom Lewin

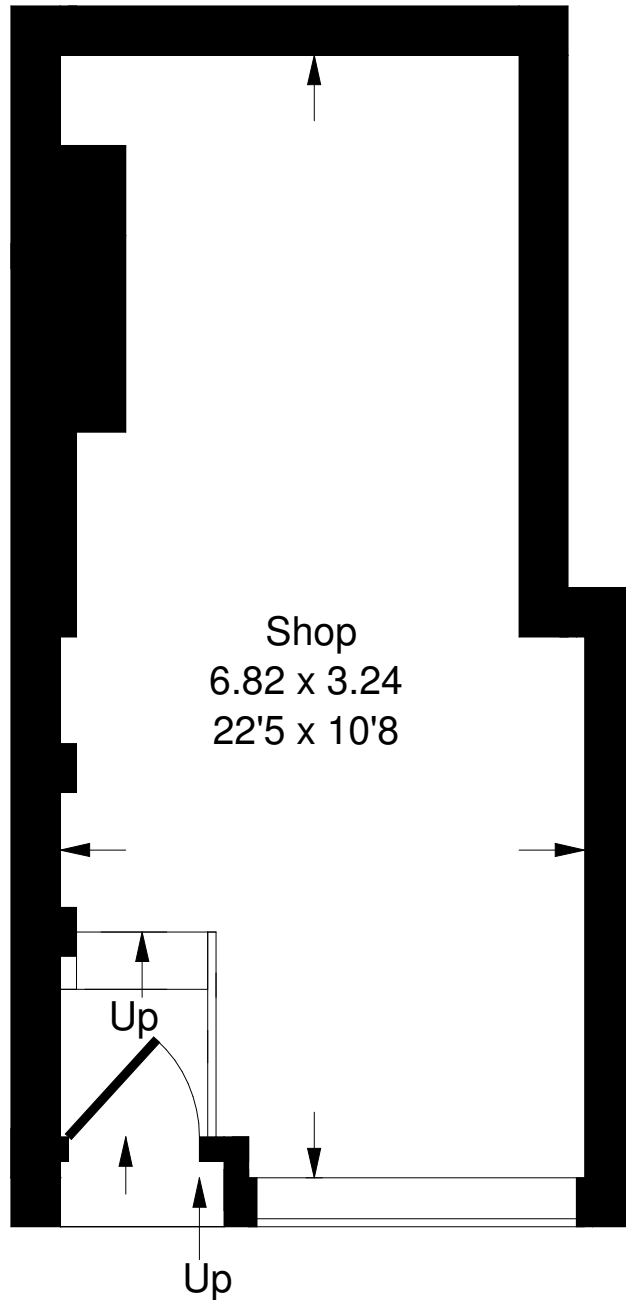
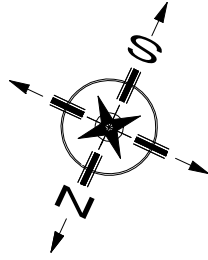
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Portobello Road, W11

Approx. Gross Internal Area
20.2 sq m / 217 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.