

PRIME **NOTTING HILL** UNIT TO LET

- **Fully Fitted Gym** -



BASEMENT UNIT AVAILABLE - SUBJECT TO VACANT POSSESSION

Possible Uses STPP – Bar, Gym, Health/Wellbeing, Competitive Socialising

115a PORTOBELLO ROAD, W11

Located in the heart of Notting Hill, the property is located on the fashionable and diverse Westbourne Grove close to the junction with Ledbury Road.

The shop is situated within a mixed use retail pitch consisting of a number of retailers and restaurateurs including Alo Yoga, Notting Hill Fish Shop, Brasserie, Soho Home, Granger & Co, Rails, American Vintage, Diptyque, Bonpoint, Hagen, Toast, Reformation, Daylesford Organics, Ottolenghi, Orelebar Brown, Free People, Sezane, Ganni, and Rixo to name a few.

Orme
PROPERTY

DESCRIPTION	The subject property is located on Westbourne Grove, arranged over ground and basement area.
ACCOMMODATION (Approx)	Basement: 4,111 sq ft (382 sq m) Total: 4,111 sq ft (382 sq m)
FURTHER INFORMATION	Oliver Muers-Raby olliemr@ormeproperty.co.uk 07889535844
ENERGY PERFORMANCE CERTIFICATE	An EPC has been commissioned and will be made available to interested parties

RENT
POA

LEASE
The property is available on a new lease basis for terms to be agreed.

RATES
Rateable Value: £71,500
Rates payable: £34,320

All interested parties should make their own enquires with the local council.



Misrepresentations Act 1967 and Property Misdescriptions Act 1991 - Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form any part of any offer or contract and must not be relied upon as statements of representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free from contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required