



Description

Located in the heart of Notting Hill, 284 Westbourne Park Road is positioned just moments from the main pitch on Portobello Road.

Immediate retail brands in the area include Bloobloom, Jimmy Fairly, Couverture & the Garbstore, Sunspel, Y2K Vintage and Daunt Books.

There is additionally a strong restaurant offering including Zephyr, Gold, Dishoom Permit Room and Speedboat Bar.

Home to the famous Portobello Road Market, footfall to the street is c. 100,000 visitors per week. the property lends itself to both retail and service led operators.

Accommodation

Ground Floor	416 sq ft	38.66 sq m
Basement	538 sq ft	50.00 sq m
Total	954 sq ft	88.66 sq m

Rent

£57,500 per annum exclusive

Rates

Rateable Value	£27,750
Rates Payable 26/27	Est £10,600
UBR	0.382

Interested parties are advised to speak with the local authority to confirm their exact liability.

Lease Term

Subject to vacant possession, available on a new lease for a term to be agreed. To be contracted outside of the security of tenure provisions of the Landlord & Tenant Act (1954)

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Energy Performance Certificate

Rating B (41)

Viewings

Viewings are to be arranged in advance via sole agents, KLM Real Estate.

Contact

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