



**USE CLASS E SHOP AVAILABLE**

# *159 PORTOBELLO ROAD NOTTING HILL, W11*

The property is located in a prime position on London's world famous Portobello Road. Best known for having the world's largest antique and vintage clothing markets but also offering a diverse and prestigious mix of fashion, food and leisure uses to both local residents and tourists. The subject property offers a ground floor lock up shop close to the junction of Westbourne Grove.

The shop is situated within a vibrant and diverse part of Notting Hill, nearby occupiers include Electric Cinema, Ginstitute, The Gold, E&O, Tonkotsu, Sally Clark, Sunspel, Neal's Yard, SoulCycle, The Notting Hill Fish Shop and Gail's.

**Orme**  
PROPERTY

**RENT** Upon application

**ACCOMMODATION** Ground: 570 sq ft (53.03 sq m)

**BUSINESS RATES** Rateable value: £37,750  
Rate Payable: £19,026

There are no rates payable until April 2021.

Interested parties are advised to make their own enquiries with the local authority.

**LEASE**  
New lease on terms to be agreed.

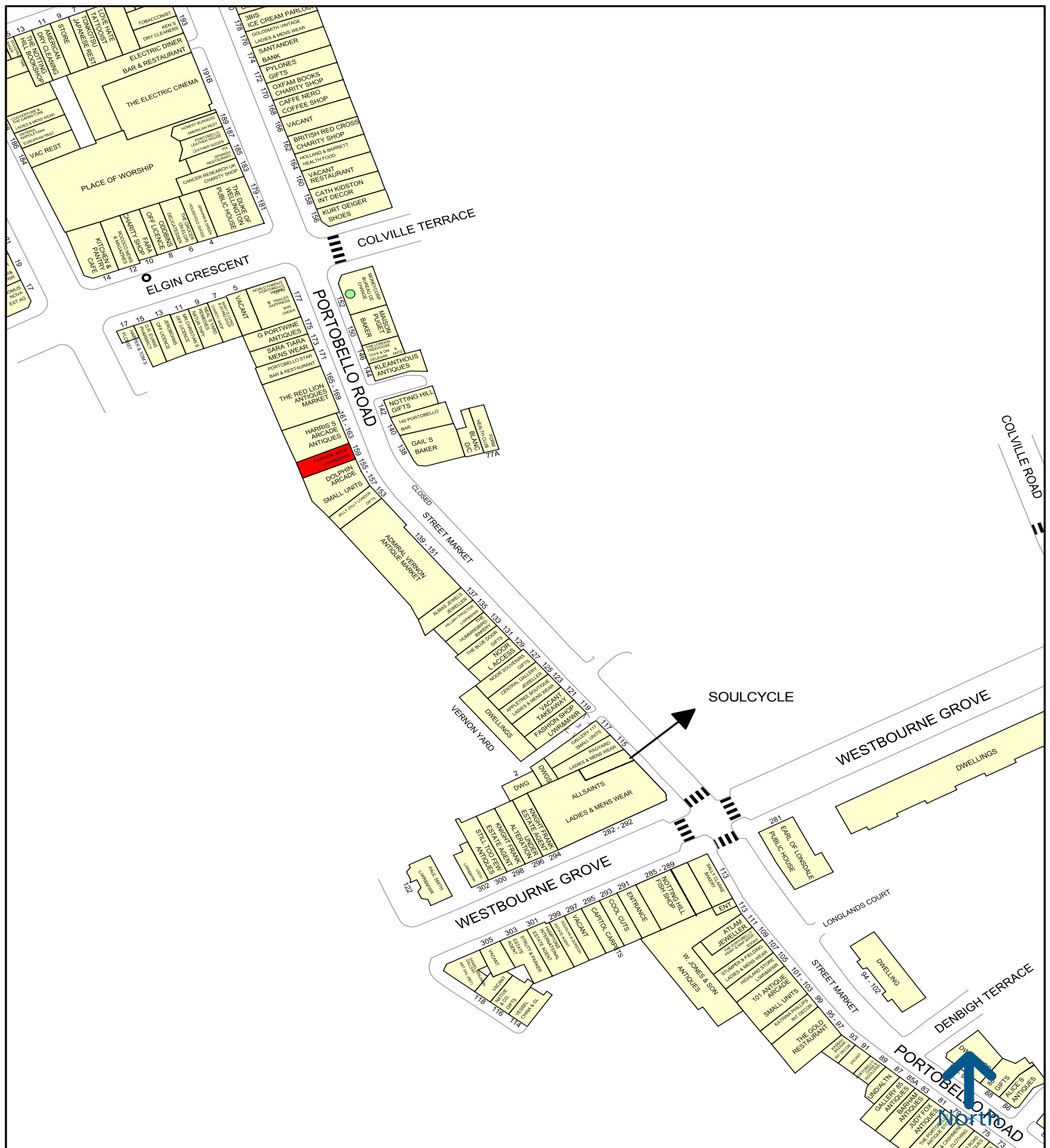
**PROFESSIONAL COSTS**  
Each party is to be responsible for its own legal and other professional costs incurred.

**ENERGY PERFORMANCE CERTIFICATE**  
An EPC has been commissioned and will be made available to interested parties.

**VIEWINGS**

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