
NOTTING HILL

69 GOLBORNE ROAD W10



NEW LEASE AVAILABLE
SUBJECT TO VP



LOCATION

Golborne Road is located just off Ladbrooke Grove at the Northern end of Portobello Road market. It has its own quirky ambience with an eclectic mix of restaurants, second-hand and vintage wares, architectural antiques, niche designer and vintage fashion boutiques and local services. The road also houses a popular market which during the week offers mainly fruit, vegetables, takeaway food, and household goods. On Fridays and Saturdays, the market comes alive with a busy second hand and brica-brac section. The premises are located on the eastern side of the street close to the intersection with Womington Road. Nearby occupiers include Aesop, Lali, Cubitts, Real Ale, Kipferl, I08 Garage, Golborne Deli, Snaps & Rye, Les Couilles du Chien, Rockins, Halfpipe, L'Etrole, Fez, Susan Osborne and Lisboa Patisserie.

ACCOMMODATION

The shop is arranged on ground floor and basement levels providing the following approximate net internal dimensions and floor areas:

Internal width	13 ft 2 ins	4.01 m
Ground Floor Sales	398 sq ft	36.98 sq m
Ground Floor Ancillary	182 sq ft	16.91 sq m
Basement Ancillary	603 sq ft	56.02 sq m
Vaults	98 sq ft	9.1 sq m

A floor plan is available on request.

TENURE

Subject to Vacant Possession the property is available by way of a new FRI lease for a term to be agreed.

RENT

The quoting rent is £33,500 per annum exclusive.

USE

We understand the premises have most recently been occupied by an AI use however interested parties should make their own enquires with Royal Borough of Kensington and Chelsea Planning Department. Consideration will be given to other uses within the new Class E.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value: £26,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Fergus Emmerson
020 7183 0588
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SUBJECT TO CONTRACT