



28 Powis Terrace

North Kensington, London, W11 1JH

**Rarely available Notting Hill
retail opportunity.**

409 sq ft
(38 sq m)

- Impressive glazed frontage.
- Handsome period building.
- Arranged across two floors.
- Fully self-contained.
- Strong nearby transport links.

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Summary

Available Size	409 sq ft
Rent	£27,500 per annum
Business Rates	Upon Enquiry
EPC Rating	E (111)

Description

Winkworth Commercial are delighted to offer this unique and superior vacant retail unit situated within the very heart of Notting Hill. The property enjoys immediate prominence within this well-regarded quarter of W11 and is offered to the market with a ‘white box’ finish allowing immediate occupation to a wide range of retail occupiers. A recently installed lighting system and security shutter add to the appeal and the property is available for immediate occupation.

Location

A number of ‘best in class’ retailers are located close by with CP Hart Bathrooms, Butter Bakery and The Mutz Nutz ensuring a steady footfall of well-heeled Notting Hill residents pass by. In addition, some of the areas finest hospitality venues are within a short walk, most notably The Cow, The Westbourne and The Ledbury fine dining destination.

Frequent bus routes pass by on Westbourne Park Road and there are a range of public transport networks from Westbourne Grove, Royal Oak and Ladbroke Grove.

Terms

Rent: £27,500 per annum.

VAT: The Premises are not elected for VAT.

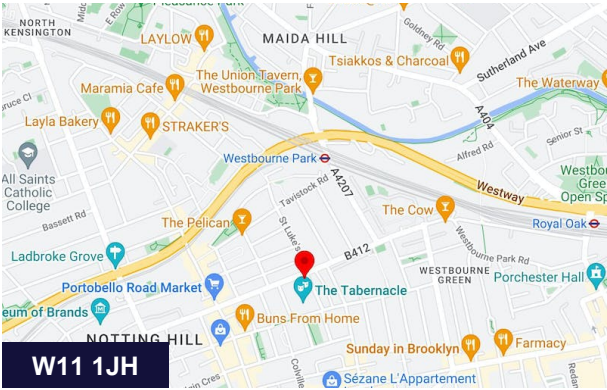
Business Rates: Rateable Value is set at £23,500 p/a
Rates Payable are set at £12,055 p/a

Local Authority: The London Borough of the City of Westminster.

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

Lease Terms: Available Immediately. A new FRI lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

Legal Costs: Each party is to pay their own legal costs.



Viewing & Further Information



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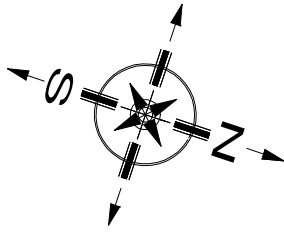
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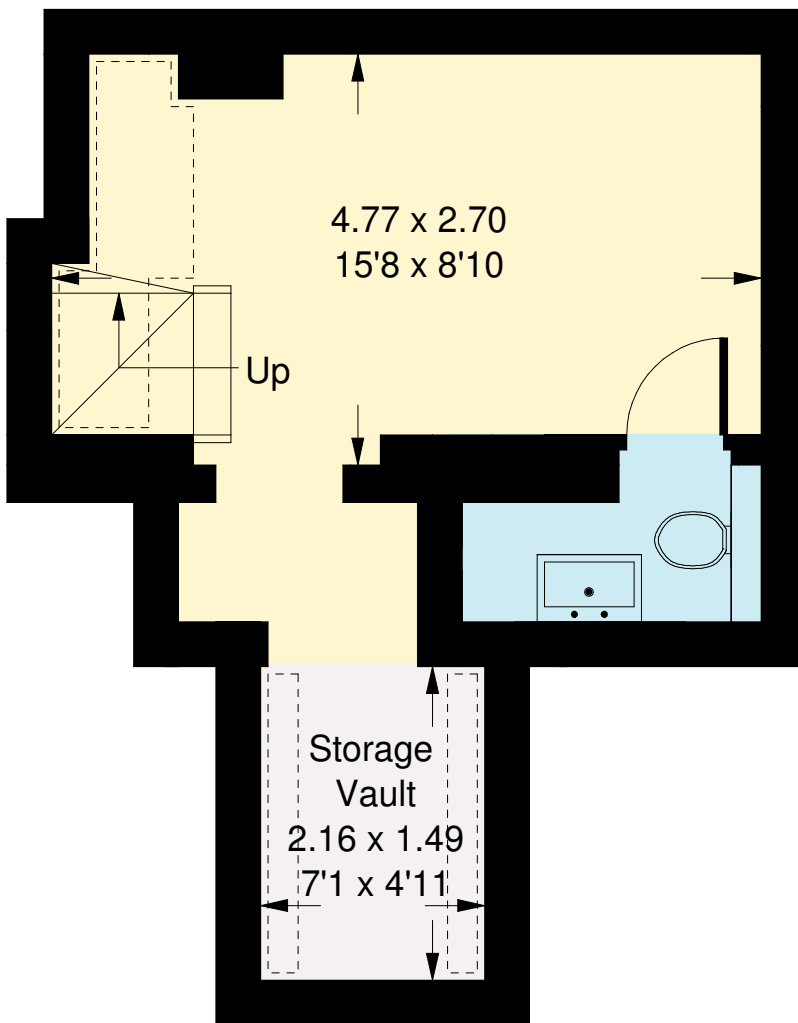
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Powis Terrace, W11

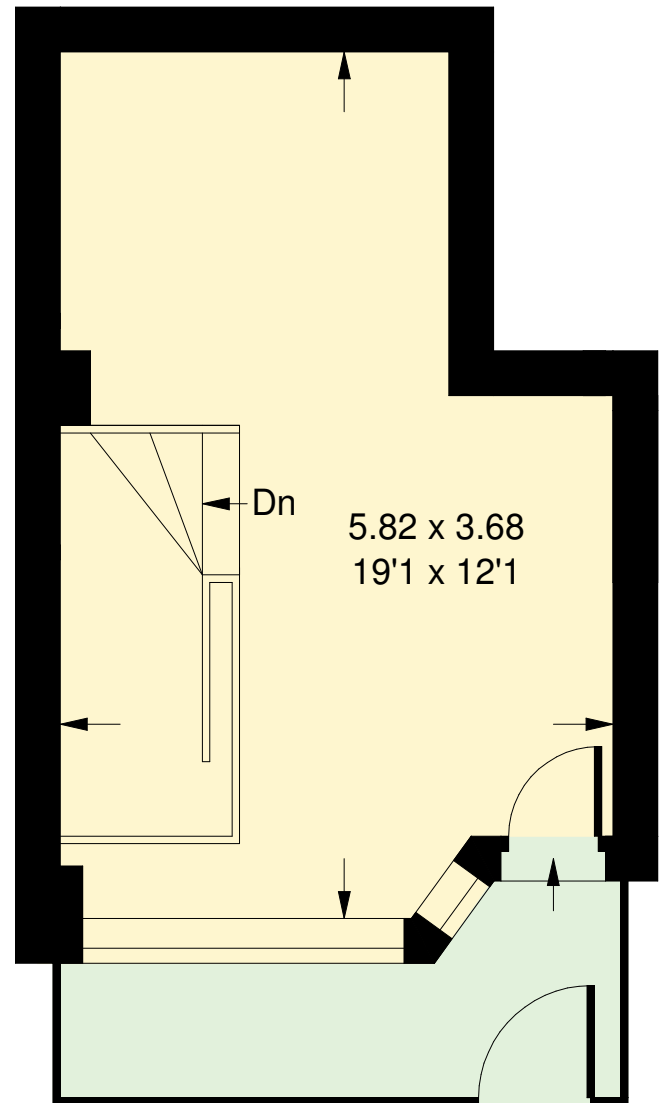
Approx. Gross Internal Area = 38 sq m / 409 sq ft
(Including Vault Storage)



 = Reduced headroom
below 1.5 m / 5'0



Lower Ground Floor



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.