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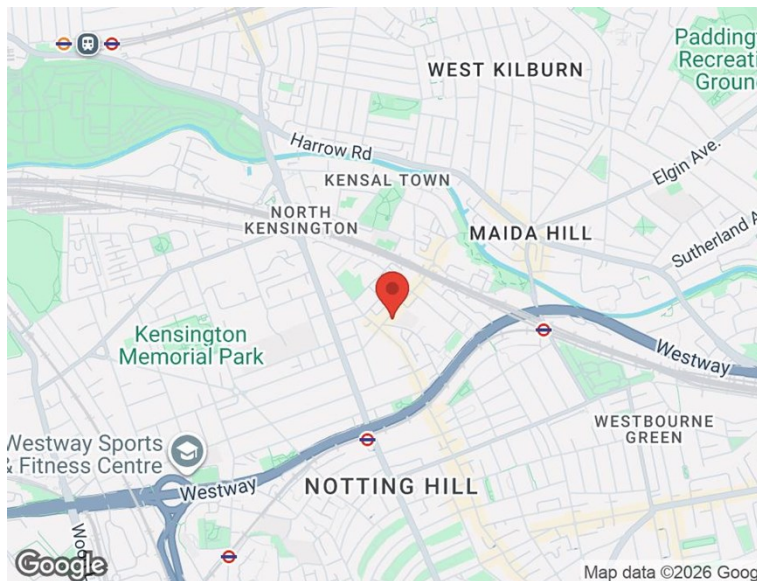
101 Golborne Road, London, W10 5NL

A PRIME RETAIL / CAFE SITE ON GOLBORNE ROAD CLOSE TO PORTOBELLO ROAD

TO LET

Area: 988.00 FT² (91.79M²) Rent: £50,000 per annum, exclusive of VAT

- Three-quarter glazed frontage
- Open plan retail area
- Kitchen / breakout area
- Lower ground studio room
- Storeroom & W/C
- Courtyard
- Spot track lighting
- Gas & single phase power





101 Golborne Road, London, W10 5NL

LOCATION:

The premises are situated on the southerly side of Golborne Road, in a parade of shops and uppers, in between the junctions with Bevington Road and Wornington Road. Other local operators include; Arte House, Of The Bea, Rejina Pyo 86, Love Supreme Projects, Ace & Tate, Cubitts, Found & Vision, Reviva Collection, The Store, Rove London, Speciale Clothing, Floral Studio, Swanky Portobello, Trove Home Furniture Shop, Mimosa Curtains, Le Labo Perfume Store, Sharp & Flask, Lisboa Patisserie, Falafel King, Lowry & Baker, Golborne Deli, Layla Bakery, Klear Labs, Straker's Modern European, Caia Modern European, Ache, Cacciari's Portobello Italian, Frankie's Wine Bar, Canteen and The Fat Badger. Public Transport is accessed via Ladbroke Grove (Buses & Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A ground floor shop and basement, formed from a 2 storey, mixed-use, Victorian terraced building. The three-quarter glazed frontage leads to an open plan shop, fitted as a men's fashion retailer. To the rear is a kitchen breakout area and stairs descending the lower ground floor, which is arranged as an open plan design studio overlooking a rear courtyard, a storeroom and vaults (original condition closed off). To the rear of the lower floor is a W/C and sole access to the rear courtyard. The premises are in good decorative condition, with painted floorboards and seagrass carpets, track spot lighting, smoke alarm, emergency lighting, gas introduced, single phase power.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	454.00	42.18
Lower Ground Floor	534.00	49.61
TOTAL	988.00FT²	91.79M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £50,000.00

RATES:

Rateable Value: £28,000 per annum
Rates Payable: £12,096 per annum

SERVICE CHARGE: TBC

NB: We strongly recommend that you verify the rates with the London Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC:

Available upon request.

CONTACT:

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