

PRIME PORTOBELLO PUB LEASE FOR SALE



PORTOBELLO STAR, 171 PORTOBELLO ROAD, NOTTING HILL, LONDON, W11 2DY

- Central Portobello Road/Market position
- Highly invested site
- 26 year lease
- Free of tie
- First floor trade room
- Top floor flat

LEASE FOR SALE – Fully fitted and equipped

OFFERS INVITED - Guide price £450,000

SUBJECT TO CONTRACT – Sole selling agents

LONL485

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

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Location

The premises are situated in a great position fronting what is one of the best-known roads in London, situated in the Notting Hill neighbourhood. It is close to the Electric Cinema and amongst many of the noted antiques and curios shops.

Description

A terraced property built on three storeys over basement. The ground floor bar area operates off a single servery, with two pairs of double doors opening onto Portobello Road. At first floor level there is a trade room, with three windows overlooking the main street. Male and female customer W/C's are also located at this level. The trade accommodation is very well invested. The basement comprises cellarage/storage and an office, the second floor a one bedroom flat.

Internally the accommodation can be summarised as follows:

Ground floor	Open plan trade area with single servery
Basement	Temperature controlled cellar, office
First floor	Trade room, male and female W/C's
Second floor	One bedroom flat
Pavement licence	10.30am to 10.00pm Monday to Saturday

Using the online ProMap measuring system the building footprint is calculated to be approximately:

Building Footprint 82.5 sq m (888 sq ft)

NB: The measurements set out herein are approximate and for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to contracting to enable it to satisfy itself of any precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the Royal Borough of Kensington & Chelsea it is understood the property has a Premises Licence permitting the sale of alcohol from 9.30am until 11.30pm Monday to Thursday, 9.30am until 12.30am Friday & Saturday and 10.30am until 11:30pm on Sunday.

Planning

From enquiry of the Royal Borough of Kensington & Chelsea it has been established that the property is not listed however does fall within the Ladbroke Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and with a Rateable Value of £50,500.

Tenure

The property is held under the terms of a full repairing and insuring lease expiring in 2046, having approximately 26 years unexpired. The rent payable is £78,134 per annum. The next rent review is in January 2021 when the rent will increase in accordance with RPI, by a minimum of 15.9% and maximum of 21.7%. Rent reviews are five yearly based on this formula. A copy of the lease is available upon request.

EPC

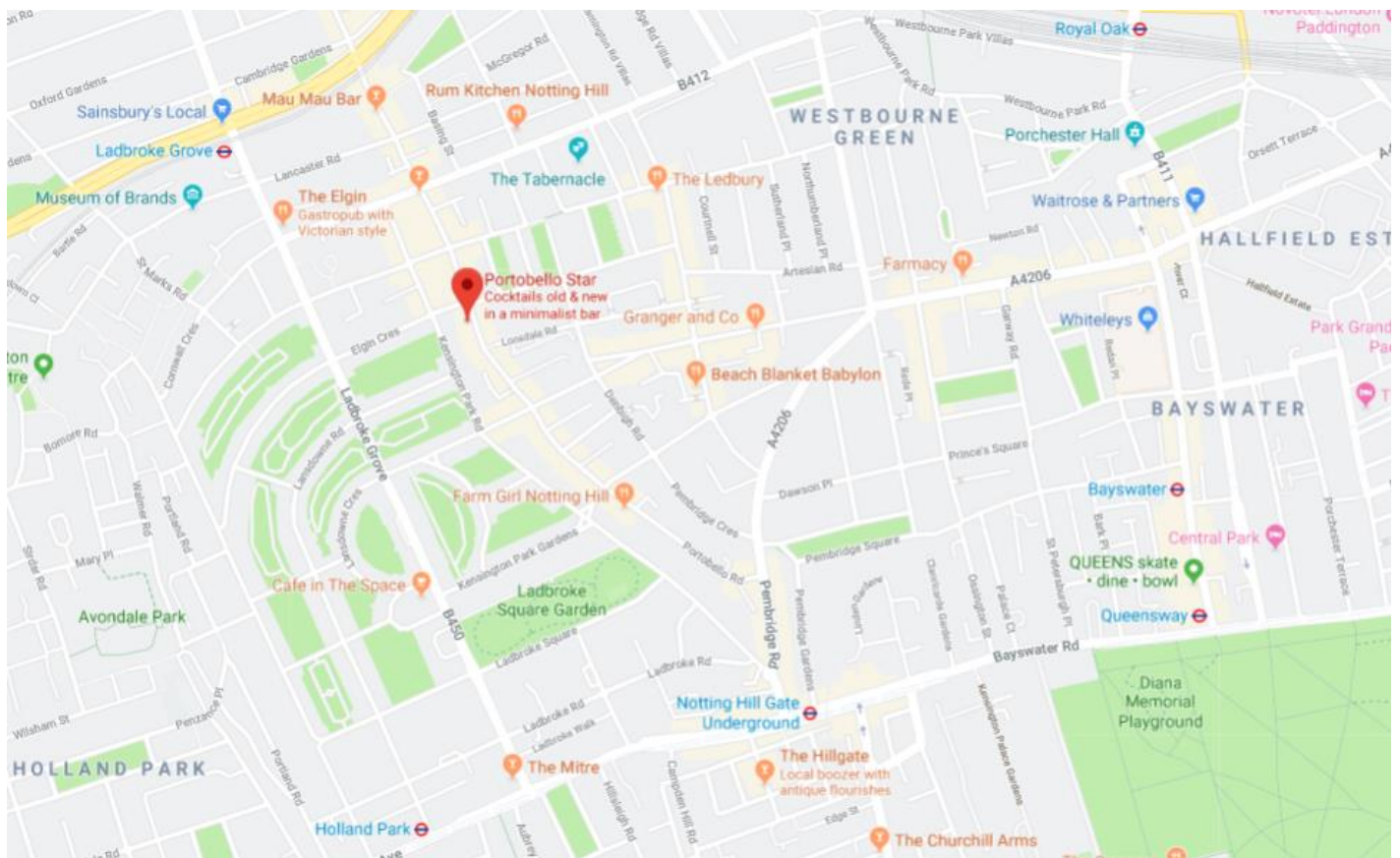
An EPC report is available upon request.

Viewings & Further Information

Initial viewings must be on a discrete customer basis, the intended disposal must be kept confidential and not be discussed with any staff or customers.

For further information, please contact Ross Henderson or David Gooderham on Tel: 020 7836 7826 or Email: ross.henderson@agg.uk.com / david.gooderham@agg.uk.com

Location Plan



Source: Google (not to scale)