



### *Location*

Portland Road connects Holland Park Avenue and Clarendon Cross – one of the most sought-after residential areas in Holland Park. Benefiting from an affluent, residential population and local, independent retail offering.

The property sits within close proximity to the renowned Julie's Restaurant with neighbouring stores including Summerill & Bishop, St Clair Café, Piano Noble and The Cross.

The unit occupies a unique corner position with excellent visibility and return frontage onto both Portland Road and Penzance Place.

### *Accommodation*

Ground Floor Sales	637 sq ft	59.20 sq m
Basement Ancillary	848 sq ft	78.81 sq m
<b>Total</b>	<b>1,485 sq ft</b>	<b>138.01 sq m</b>

### *Lease Term*

Available on a new lease for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act (1954).

### *Contact*

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### *Rent*

Offers in excess of £85,000 per annum exclusive.

### *Rates*

Rateable Value	£62,500
UBR	0.555 (25/26)

Interested parties are advised to make their own enquiries with the Royal Borough of Kensington & Chelsea to confirm their exact liabilities.

### *Service Charge*

TBC

### *Energy Performance Certificate*

TBC

### *Costs*

Each party is to be responsible for their own costs incurred in the transaction.

### *Viewing*

Viewings can be arranged in advance via KLM Real Estate, or alternatively, via our join agent Knight Commercial.

