

**BRIGHT GROUND AND LOWER GROUND FLOOR D1
PREMISES TO LET IN THE HEART OF NOTTING HILL
85 CLARENDON ROAD, LONDON W11 4XQ
2,785 SQ. FT. (258.73 SQ. M.)**



LOCATION

The property is located on Clarendon Road, close to the junctions with Elgin Crescent and Portland Road, in the heart of Notting Hill. The local area benefits from a wide variety of retailers, restaurants and bars such as located just an 8 minute walk from Portobello Road. Underground stations Holland Park (Central Line) and Ladbroke Grove (Circle/Hammersmith & City Line) are a short walk away (0.4miles).

GOOGLE MAPS - [LINK](#)

DESCRIPTION

The available accommodation is arranged over ground and lower ground floor and is part open plan. The ground floor benefits from excellent natural light from the front of the premises and in the rear atrium. The property previously functioned as a day centre and benefits from four WCs, two fitted kitchens, great natural light on the ground floor and part open plan layout.

LEASE

A new effective Full Repairing & Insuring Lease is available direct with the landlord for a term by arrangement, outside the Landlord & Tenant Act 1954.

RENT

£111,400 per annum exclusive.

BUSINESS RATES

Local Authority: Westminster

Current Rateable Value: £7,300

ALL INTERESTED PARTIES ARE TO MAKE THEIR OWN ENQUIRIES.

FLOOR PLANS

Available on request.

AREAS

Floor	m ²	ft ²
Ground Floor	138.85	1,495
Lower Ground	119.93	1,291
Total	258.78	2,785

AMENITIES

- Good Natural light
- Terrace
- Great Ceiling Height (3.6m – Ground Floor)
- 2 x Fitted Kitchens
- 4 x WCs (1 x Shower)
- Rear Access
- Period Features
- Open Eaves (Rear Atrium)

POSSESSION - Upon completion of legal formalities.

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

EPC - Available on request.

VIEWINGS:

Strictly through Robert Irving Burns.

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