

218 PORTOBELLO ROAD

LONDON W1

TO LET

FULLY FITTED RESTAURANT PREMISES
WITH RECO EXTRACTION INSTALLED

GROUND & LOWER GROUND FLOOR

1,283 sq ft | 119.27 sq m

RIB

ROBERT IRVING BURNS

218 PORTOBELLO ROAD





PORTOBELLO
LONDON

ROYAL TRINITY HOSPICE
LONDON

316
PORTOBELLO
ROAD

20

DESCRIPTION

This rare, beautifully presented and well-located Class E premises benefits from full commercial cooking extraction and occupies a prominent position along the famous Portobello Road in the heart of Notting Hill. The restaurant presents an excellent opportunity for an incoming occupier to acquire a fully operational hospitality premises in one of London's most vibrant and sought-after neighbourhoods.

The accommodation extends to approximately 1,477 sq ft, arranged over ground floor (673 sq ft) and basement (804 sq ft) levels. The premises are currently trading as a burger and chicken takeaway, and are presented in excellent condition throughout, offering a largely turnkey opportunity for a new operator.

The property benefits from strong levels of passing footfall, driven by the area's well-established mix of independent retailers, restaurants, cafés and market activity along Portobello Road.



AMENITIES

- RESTAURANT PREMISES
- SELF-CONTAINED
- RECO COOKING EXTRACTION IN PLACE
- LEASE GRANTED INSIDE LANDLORD AND TENANT ACT
- WCS
- STAFF KITCHEN
- 3 VAULT STORAGE AREAS

FINANCIALS

TOTAL SIZE (SQ.FT.)	1,283
QUOTING RENT (P.A.)	£70,000
ESTIMATED RATES PAYABLE (P.A.)	£21,600
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£91,600

FLOOR	LOWER GROUND FLOOR	GROUND FLOOR
SIZE (SQ.FT.)	661	622
SIZE (SQ.M.)	61.43	57.84







The Notting Hill Bookshop



Ariston Hellenic Eatery



Dishoom Permit Room Portobello

LOCATION & SITUATION

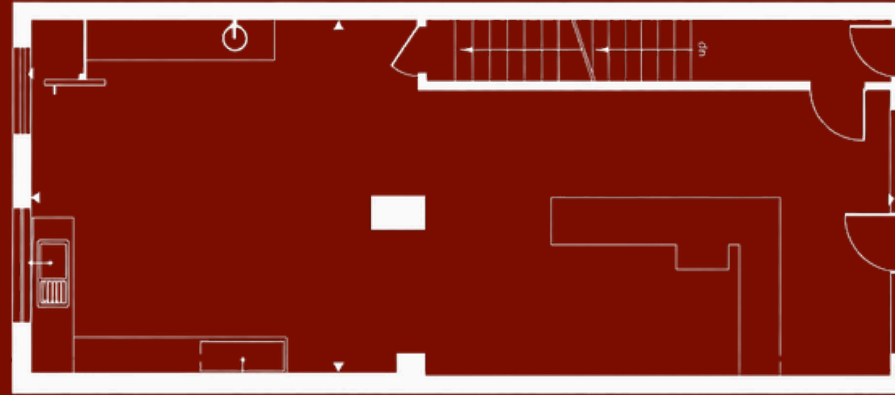
LOCATED IN PORTOBELLO ROAD, NOTTING HILL

Excellent location. Situated within on the world-famous Portobello Road, this property enjoys a prime position in the heart of Notting Hill, one of London's most vibrant and iconic areas. The location is renowned for its bustling street market, boutique shops, cafés and restaurants, attracting both local residents and international visitors throughout the year.

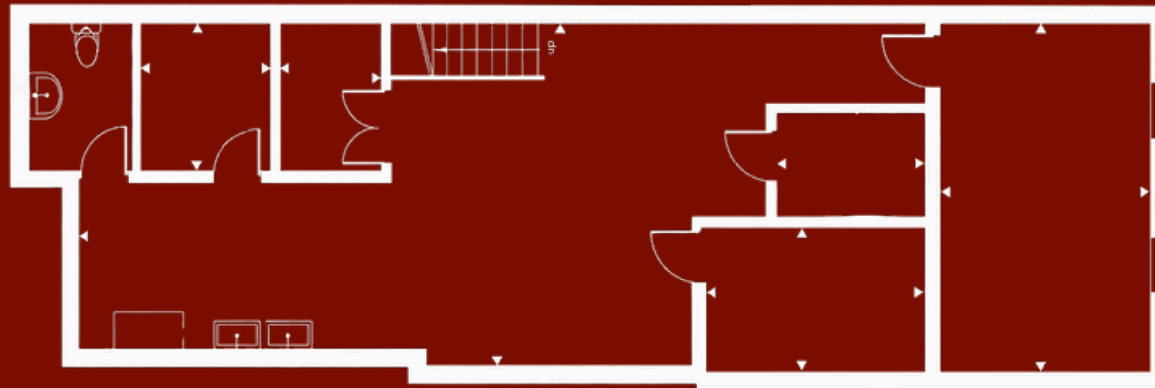
The property benefits from excellent public transport links:

- Ladbroke Grove Underground Station (Circle and Hammersmith & City lines) is only a short walk away.
- Notting Hill Gate (Central, Circle and District lines) and Westbourne Park Station are also within easy reach, providing direct access across Central and West London.
- Several bus routes serve the area, offering convenient connections to Kensington, Paddington, Shepherd's Bush and beyond.
- The property also provides easy access to the A40 (Westway), offering quick road links to Central London and the M40 corridor.

FLOOR PLANS



GROUND FLOOR



LOWER GROUND FLOOR



FINANCIAL TERMS

Premium (Goodwill / Lease Sale Price):

£220,000 Plus VAT.

Rent:

£70,000 per annum.

Rent Review:

Every 5 years, upward only.

Deposit:

3 months' rent plus VAT.

Advance Rent:

3 months' rent payable on completion.

Rent-Free Period:

3 months.

TERM

Lease Term:

15 years, renewable.

Type of Lease:

Inside the Landlord and Tenant Act 1954.

Subletting / Assignment:

Permitted.

Guarantor:

Not required.

INSURANCE

Building insurance premium to be shared 50/50 between Landlord and Tenant.

COMPLIANCE

The Tenant will be responsible for:

- Annual Fire Safety compliance
- Annual Electrical Safety certification
- Annual Gas Safety certification
- Annual Drainage/Sewage cleaning (cost shared with Landlord 50%)

(Note: Compliance costs and frequency may be negotiated during formal drafting.)

LEGAL & PROFESSIONAL COSTS

Legal Fees:

Each party to bear their own legal costs.

FURTHER INFORMATION

LEASE

New FRI lease, flexible terms.

PREMIUM

£220,000 including fixtures and fittings. How is the premium calculated? The premium is based on the refurbishment costs carried out by the existing tenants, including a high-quality equipment & extractor system plus further potential the property and its location.

RATES

The rateable value = £38,500 BEFORE any discounts or reliefs. Interested parties must verify these figures with London Borough of Kensington & Chelsea.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

92D

VAT

TBC

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

Henry Bacon

020 7927 0646

Henry@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Tom D'Arcy

020 7927 0648

Thomas@rib.co.uk

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