



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

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London SW3 2ND  
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## 142-144 HOLLAND PARK AVENUE, LONDON W11

**RETAIL SHOWROOM AVAILABLE**



### Location

The property is located on the north side of Holland Park Avenue at the junction with Holland Park Road.

Nearby occupiers include **The Rug Company, Pret, Starbucks, Paul, Tesco Express, Kinleigh Folkard & Hayward, Daunt Books, Lidgate, Mark Wilkinson, Jeroboams and Tesco Express.**

## **Accommodation**

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The property is arranged over ground floor with an approximate net internal area of:

Ground	1,582 Sq.ft	(146.97 sq.m)
Basement	1,418 Sq.ft	(131.74 sq.m)
<b>Total</b>	<b>3,000 Sq.ft</b>	<b>(278.71 sq.m)</b>

## **Lease Terms**

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Available by way of assignment of the lease **inside** the Landlord and Tenant Act 1954 part II (as amended) expiring June 2025.

## **Rent**

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£158,500 per annum exclusive

## **Rates**

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Rates payable (2018/2019) £66,177

Interested parties are advised to make their own enquiries with the relevant local authority.

## **EPC**

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Available on request.

## **Legal Costs**

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Each party to bear their own

## **Viewings**

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Strictly by appointment via sole agents:-

### **Ian Simpson**

T 020 7590 8957

E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

### **Ross Crummey**

T 020 7581 9722

E [ross@milescommercial.co.uk](mailto:ross@milescommercial.co.uk)

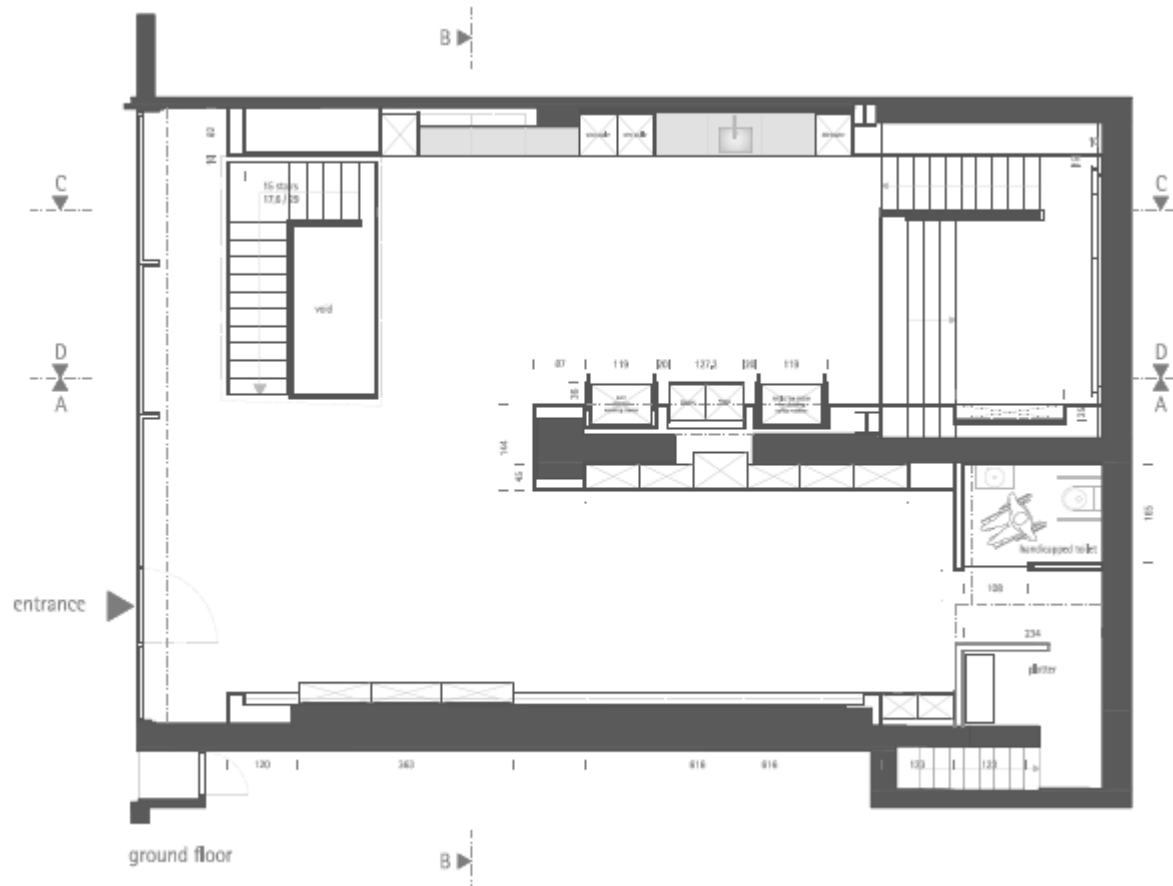


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Floor plans for identification purposes only, not to scale.

**Ground Floor**



**Basement**

