



## *Retail Opportunities to Let on Portobello Road*

*Retail/leisure units to let  
between 611 sq ft to 1,931 sq ft*



# Portobello Square

*Portobello Square is a prestigious award-winning development in Notting Hill. It is currently in its second phase with work almost complete on 'The Auria'. The development's third and final phase will see the delivery of more much-needed homes.*

*Notting Hill is one of London's most famous and desirable residential neighbourhoods. An area with a strong sense of community, a vibrant cosmopolitan charm, and a truly village-like feel that sets it apart from any other place in London.*



Computer Generated Image (CGI) is indicative only.

← Masterplan view of the Portobello Square development showing the commercial opportunities in the foreground

# A prime location

*Famous internationally and cherished locally, Notting Hill is a captivating London village neighbourhood with a personality all of its own.*

Renowned for its independent, free spirited and creative approach to life, Notting Hill is a constantly evolving neighbourhood; one where the culture and cuisine has been shaped by the broad mix of people who live here.

The Portobello Road area has a vibrant local economy providing an eclectic mix of shopping, leisure and eating and drinking destinations. In addition to its thriving local shopping population, the Portobello Road area draws in a wide diversity of shoppers from across London as well as tourists and international visitors.



**71.8%**  
local retail offering  
'Premium'



**70.8%**  
of local shoppers  
categorised as social  
grade 'ABC1'



**+19.3%**  
forecast growth in local  
economy in next ten years  
(Kensington & Chelsea)



\* Source: The Aura - Notting Hill. Opportunity for Retail & Leisure report, Knight Frank, February 2024



Notting Hill Gate

Kensington Gardens

Portobello Road Market

Knightsbridge

Hyde Park

Buckingham Palace

Westminster

Mayfair

London Eye

Portobello Road

Covent Garden

The Shard

Paddington (closest Elizabeth Line station)

Westbourne Park

Bond Street & West End

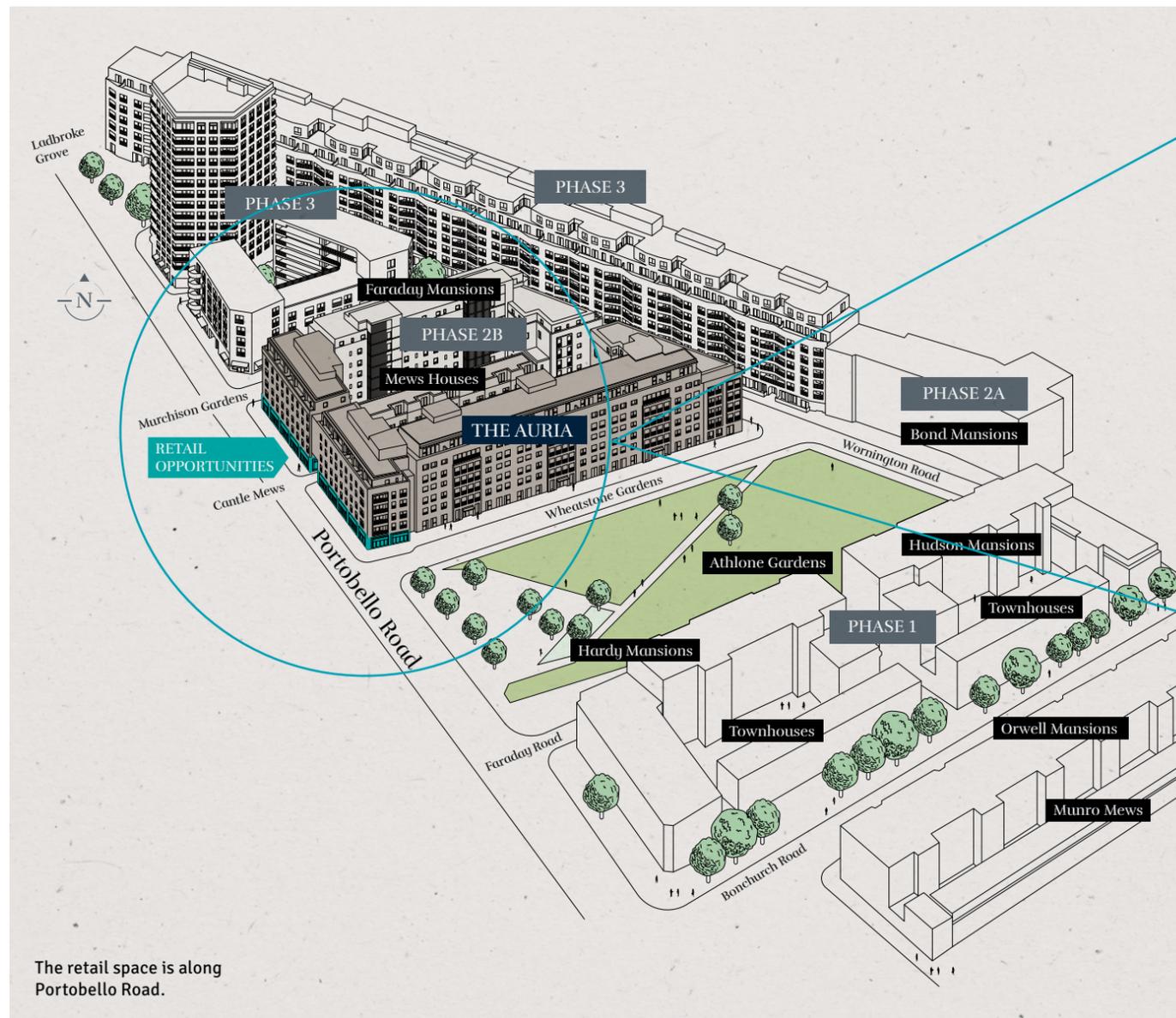
Little Venice

The City

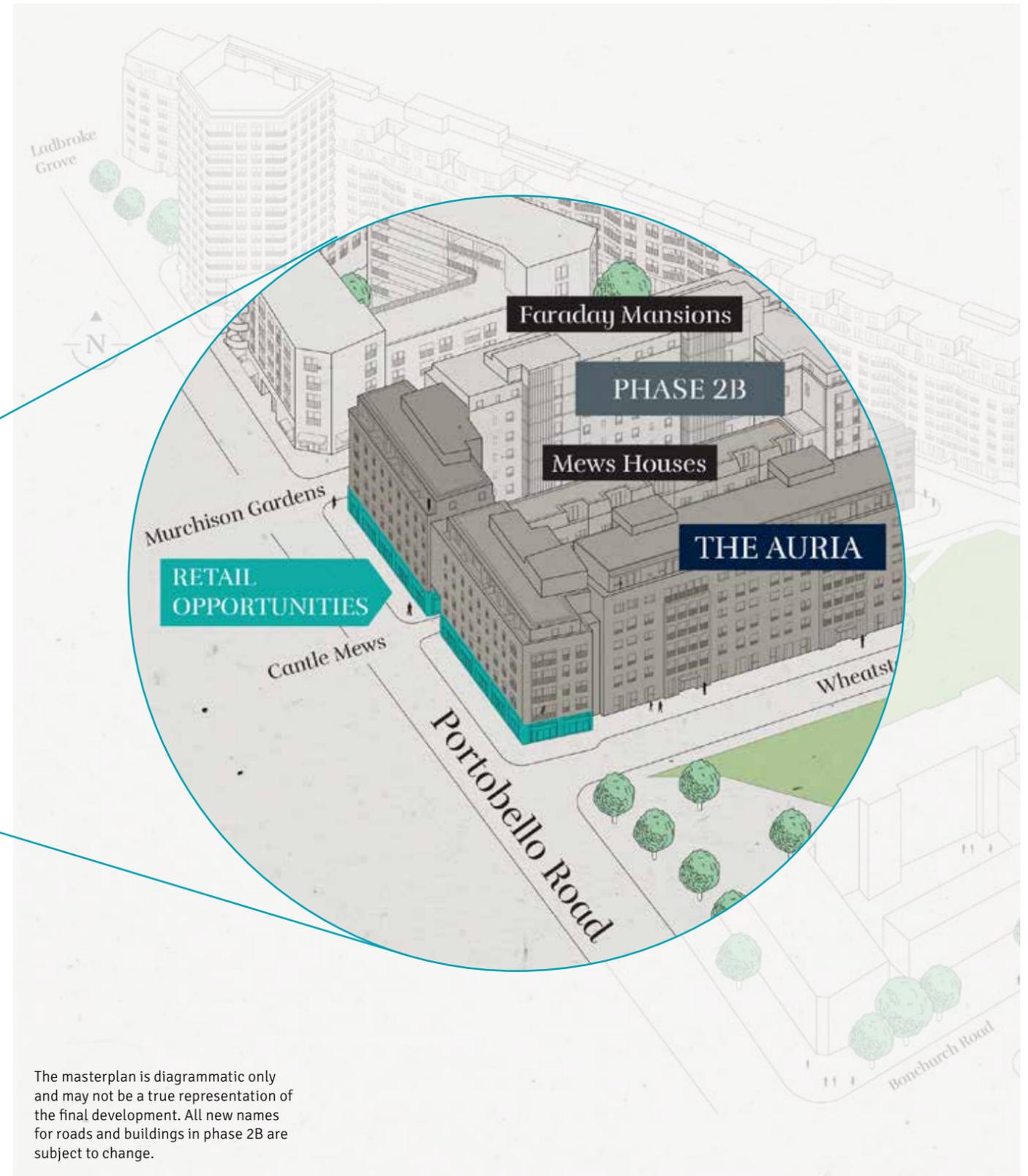
Portobello Square

# Masterplan

This prestigious development is divided into three distinct phases with The Auria and the retail opportunities forming the second part of phase 2. Phases 1 and 2A are already complete. Phase 3 will be the last phase and will deliver an additional 368 homes with fantastic new public landscaping and additional retail space along Portobello Road.



The retail space is along Portobello Road.



The masterplan is diagrammatic only and may not be a true representation of the final development. All new names for roads and buildings in phase 2B are subject to change.

# Leasing Opportunity

*5 new retail/leisure units to let between 611 sq ft to 1,931 sq ft*

## Property features

- Located on world famous Portobello Road, Notting Hill
- Ladbroke Grove underground station (7 mins walk) and Westbourne Park underground station (13 mins walk)
- Shell specification with shop fronts installed

## Ground floor open-plan retail units

- Suitable for a variety of Class E Retail and Leisure uses
- Units must operate without gas



**5,000** sq ft  
of commercial space

**224** homes  
in The Auria

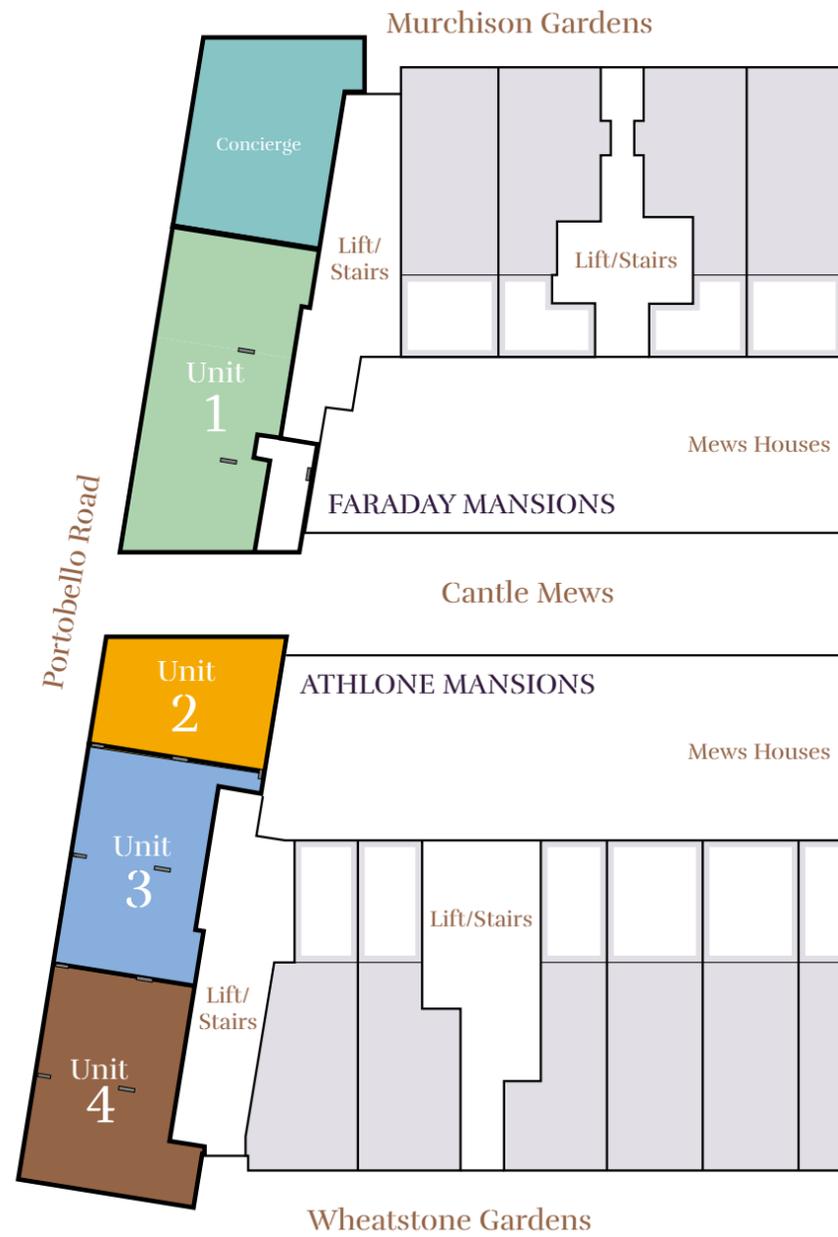
**1,013** homes  
across portobello square

**368-370** additional  
new homes to be developed  
in Phase 3

# Floorplans

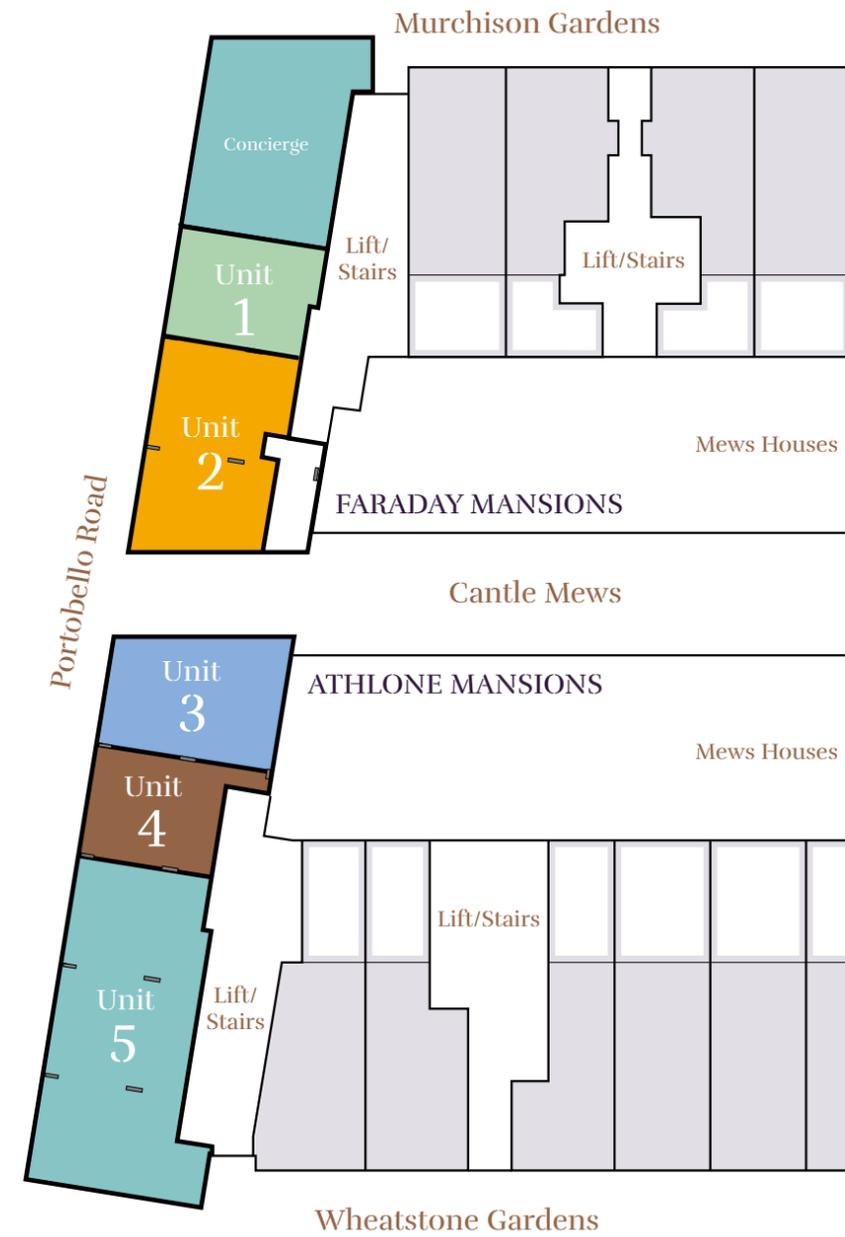
A mix of retail and leisure spaces to be arranged to meet specific tenant floor area requirements.

## Floorplan option 1



Unit 1:	154.85 sq m   1,666.79 sq ft
Unit 2:	73.80 sq m   794.38 sq ft
Unit 3:	115.70 sq m   1,245.38 sq ft
Unit 4:	120.72 sq m   1,299.42 sq ft

## Floorplan option 2



Unit 1:	56.81 sq m   611.50 sq ft
Unit 2:	96.10 sq m   1,034.41 sq ft
Unit 3:	73.80 sq m   794.38 sq ft
Unit 4:	57.85 sq m   622.69 sq ft
Unit 5:	179.41 sq m   1,931.15 sq ft

# Terms

Units available by way of full repairing and insuring leases for a term to be agreed.

**Rent:**  
Available upon request.

**Costs:**  
Each party is to be responsible for their own legal costs.

**Rates:**  
To be assessed.

**Service charge:**  
Tenants will be required to pay a service charge and insurance contribution. Further details upon request.

**Planning:**  
All units benefit from flexible Class E (planning use class A1/A2/A3/A4 & B1). No high level extraction is available for primary cooking.

**VAT:**  
Will be levied at the prevailing rate.

**EPC:**  
Available upon completion of the development.

**Viewing:**  
Strictly by appointment with the agent.

# Contact

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Retail agent

A development by



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