

Notting Hill, London W11

81-85 Notting Hill Gate

Part Fitted Class E Opportunity with Kitchen Extract, Available Subject to Vacant Possession



Location

The subject property occupies a prominent corner location on the south side of Notting Hill Gate adjacent to the Notting Hill Gate Estate and The Gate Picturehouse cinema. The property is only 50m from the Notting Hill Gate London Underground entrance.

There is a strong F&B presence, including Pret a Manger, Ole & Steen, Blank Street, Itsu and Pizza Express. There is also a strong office and residential catchment.

Demise

The property is arranged over ground, first and basement floors, comprising the following approximate Net Internal floor areas:

Ground Floor	1,283 sq ft	119.19 sq m
First Floor	1,390 sq ft	129.13 sq m
Basement	1,464 sq ft	136.01 sq m
Total	4,137 sq ft	384.34 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£250,000 per annum exclusive.

Service Charge

Available upon request.

Rates

Rateable Value	£184,000
Rates Payable	£105,800 p.a.

Interested parties are advised to make their own enquiries through the Royal Borough of Kensington & Chelsea on 020 7361 3000.

EPC

Rating B (37B), expiring 17th October 2033. Further information available on request.

For further information or to arrange a viewing please contact:

forge

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