

TO LET
RESTAURANT PREMISES IN CENTRAL NOTTING HILL GATE, W11 3HL



USE CLASS - CLASS E

APPROX. 800 SQ FT

**GROUND & BASEMENT
FLOORS**

HIGH FOOTFALL

**LATE NIGHT DRINKS
LICENCE**

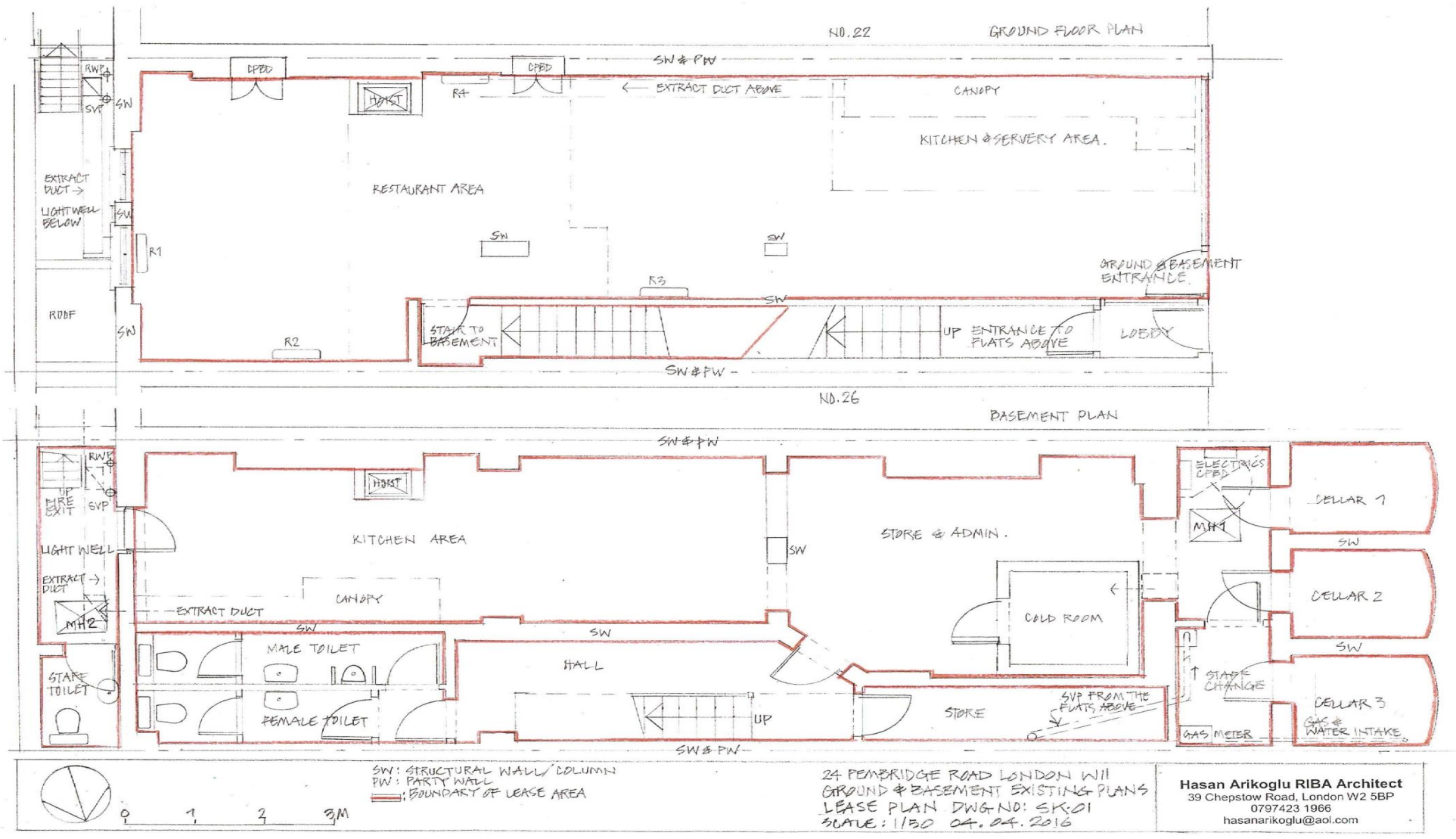
CENTRAL LOCATION

24 PEMBRIDGE ROAD, LONDON W11 3HL
SIZE - APPROX. 800 SQ FT. (74 SQ M)

TO LET - £94,000 P.A EXCL
AVAILABLE NOW.











Location

Located on Pembridge Road, one of the main hotspot areas in the heart of Notting Hill Gate and moments away from the main high street, Notting Hill Gate underground station and the ever popular Portobello Market.

Description

A self-contained restaurant over two floors operating under the existing use Class E. The ground floor provides several covers to include an open plan bar & counter.

The basement offers a good sized kitchen, storage and W.C.

Terms

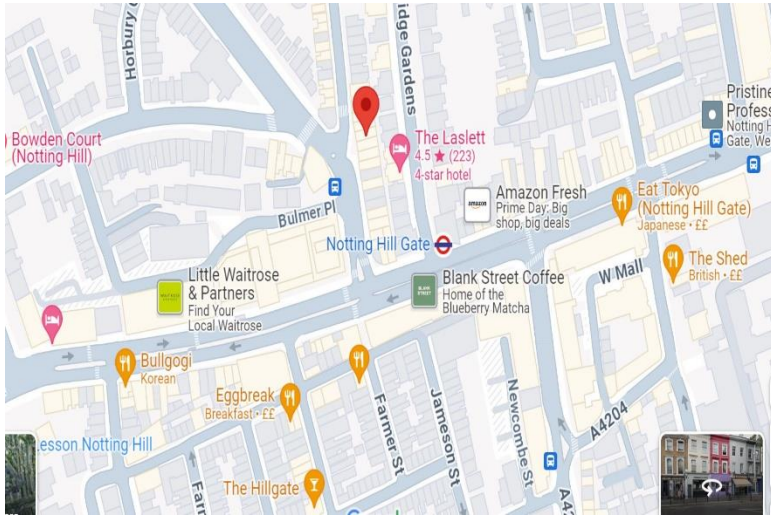
A new 10 year lease offered on terms by arrangement.

Rent

£94K per annum exclusive of all outgoings.

Premium

A premium of £40K is sought for the existing fixtures and fitting and goodwill.



Description

specifications include:

- Fully tiled floors
- Seating (Ground floor)
- Bar / Counter
- Class E
- Busy location
- Kitchen (Basement)
- Toilet facilities

Vat

There is NO VAT on the rent and service charge.

EPC

EPC asset rating = 87 Band D

Service Charge.

T.B.C

Buildings Insurance

Approximately £1,800 per annum.

Rates

The Rateable Value for the year 2023/24 is £32,250. Therefore the rates payable is approximately £16,500 per annum.

Premium

£40K for the fixtures/ fittings and goodwill.

Terms

New lease available on terms by arrangement.

Rent

£94,000 per annum exclusive of all outgoing.

Further Details

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