

PRIME LEASE AVAILABLE

42 NOTTING HILL GATE

LONDON W11

FITTED CAFE PREMISES IN NOTTING HILL GATE - AVAILABLE ON ASSIGNMENT

LOCATION

The property is located in a prominent trading position on Notting Hill Gate, opposite the junction with Kensington Church Street. Notting Hill Gate Underground Station is located one minute walk away from the premises.

Operators close by include Nandos, Ryman's, Snappy Snaps, Leon, Pret a Manger and Barclays Bank.

ACCOMMODATION

The premises are arranged over ground, basement and first floors and benefit from having a demised garden. The approximate areas are as follows:

Ground Floor	995 sq ft
First Floor Sales	580 sq ft
Basement Store	320 sq/ft
TOTAL AREA	1,895 SQ FT

RENT

£83,000 per annum exclusive.

The rent will increase to £84,000 per annum exclusive in July 2026 and will stay at this level for the remainder of the lease.

LEASE

The property is held on a lease for a term to expire in July 2028. The lease is contracted within the Landlord & Tenant Act 1954.



RATES

Rateable Value	£67,000
Rates Payable 25/26	£37,185 per annum

Please note that interested parties may qualify for rates relief and are advised to make their own enquiries with the Local Authority.

USE

A variety of uses within Class E of the Use Classes Order will be considered.

LEGAL COSTS

The incoming tenant is to pay the current tenant's costs in connection with the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

Tel: 07900 217 624

Email: ofowler@blb.uk.com



50 metres

Experian Goad Plan Created: 10/04/2025

Created By: Blanchflower Lloyd Baxter

For more information on our products and services:

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