

## 64 NOTTING HILL GATE NOTTING HILL, LONDON, W11 3HT



### RESTAURANT TO LET - WITHOUT PREMIUM

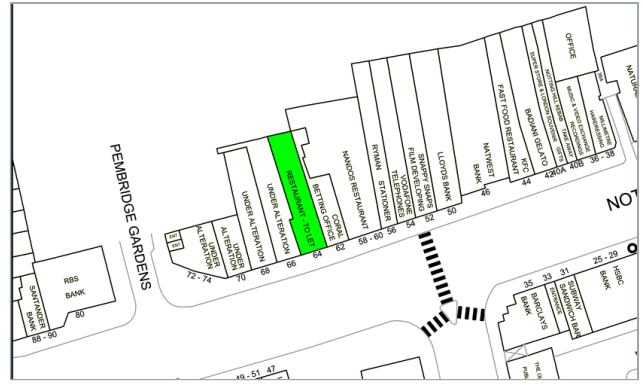
£110,000 p/a exclusive

### A3 USE

2,534 Sq ft

The property is situated in one of London's busiest tourist locations, on the North side of Notting Hill Gate and close to Notting Hill Gate Underground Station. The property is adjoined by **Coral**, nearby traders include **Nandos**, **Ryman**, **Vodafone**, **NatWest**, **KFC** and **Snappy Snaps**.

Net Frontage	17'7"	5.4 m
Internal Width (max)	17'5"	5.3 m
Shop Depth	86'8"	26.4 m
Ground Floor	1,070 sq ft	99.4 m2
Basement	1,464 sq ft	136 m2
Total	2,534 sq ft	235.4 m2



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£110,000 per annum exclusive - <b>WITHOUT PREMIUM</b> .
Rates	Interested parties are recommended to contact The Royal Borough of Kensington and Chelsea: Tel: 020 7361 3000.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	<p>Contact <b>DMA</b> -</p> <p><b>Nicholas Menzies</b>  <b>020 7318 6915 / nmenzies@dmamaproperty.com</b></p> <p><b>David Menzies</b>  <b>020 7318 6917 / dmenzies@dmamaproperty.com</b></p> <p>Subject to Contract &amp; VAT</p>