



Re-available
due to an abortive
transaction

83-85 NOTTING HILL GATE, LONDON W11 3JS

E-class (A3) restaurant premises - Licence 11.00-10.00Hrs

Lease for Sale

4,137 SQ FT / 384 SQ M



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

The premises are located on Notting Hill Gate adjacent to the Underground Station at the gateway to the famous Portobello Market and opposite Pembridge Road. Nearby restaurants and retailers include Pret a Manger, Ole & Steen Paul, Itsu, Leon, Marks & Spencer, Nandos, Waterstones, The Gate Picturehouse and the iconic late-Victorian jewel, Coronet Theatre.

TERM

The premises are held on an effectively full repairing & insuring lease for a term outside the Landlord & Tenant Act expiring 28 August 2030.

RENT

The current rent of £190,000 pax rising on the following basis as follows:
August 2023 – August 2025 £212,500 pax
August 2025 – August 2027 £215,000 pax
August 2027 – August 2028 £217,500 pax
August 2028 – Higher of £220,000 pax or OMRV.

There is an additional 15% turnover rent of gross turnover in excess of £1.5m.

PREMIUM

Offers invited.

ACCOMMODATION

The premises are arranged over ground, basement and 1st floors only having the following approximate area;

Ground Floor Sales	1,283 Sq Ft	119 Sq M
1st Floor Sales	1,390 Sq Ft	129 Sq M
Basement	1,464 Sq Ft	136 Sq M

RATES (2023/24)

Rateable value:	£184,000
Rates payable (UBR multiplier: £0.532):	£97,888

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

Each party to bear their own costs

LICENCE

An existing premises licence allows for the sale of alcohol:
LICPR/20/267057.
Monday-Saturday 11am to 10pm
Sunday 11am to 9.30pm

VAT

VAT will be charged at the appropriate rate, if applicable

EPC

An EPC will be made available upon request.

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

George Brooke georgebrooke@stephenkane.co.uk | 07739 913 888

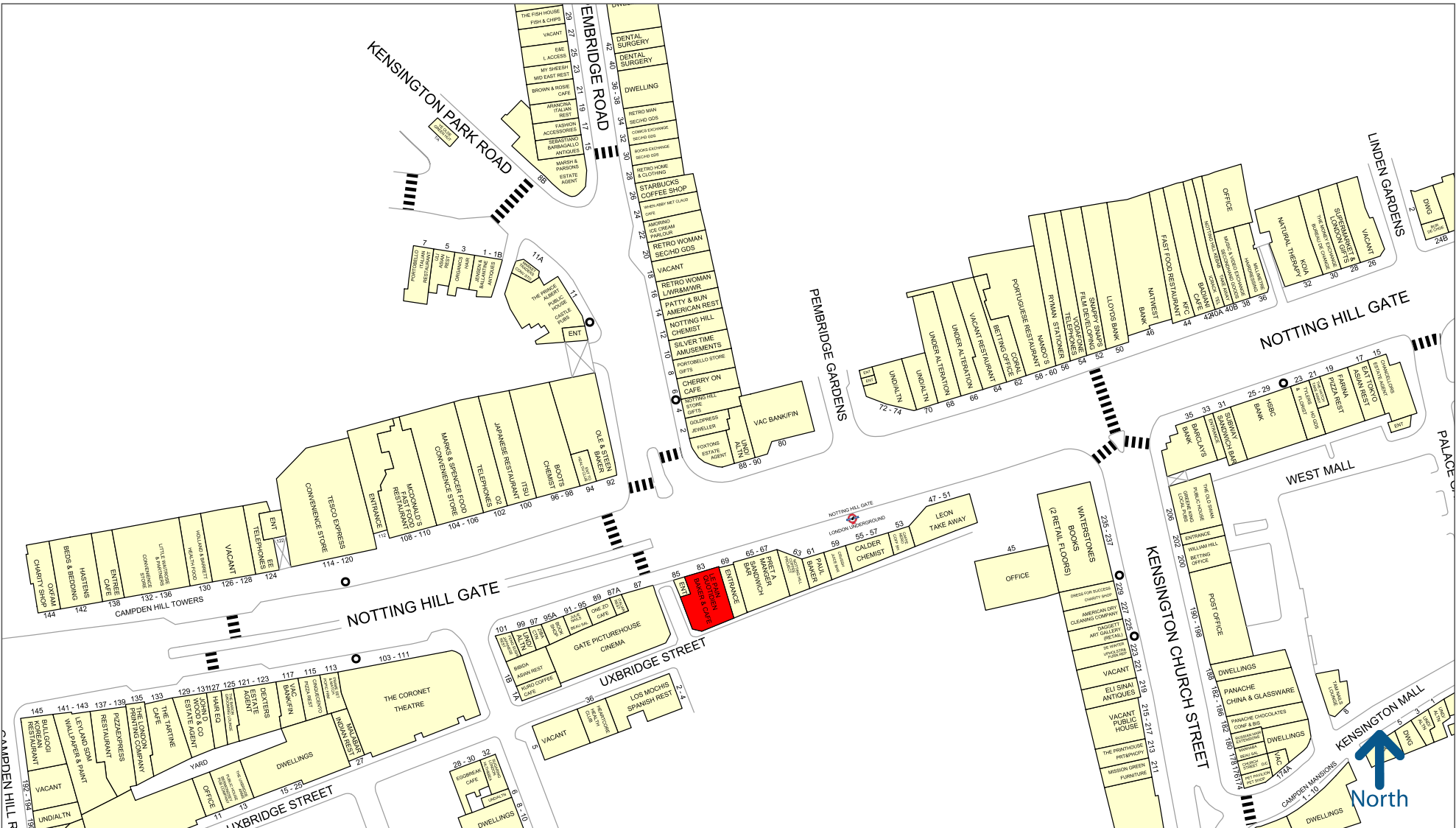
Jonathan Cowan jsc@stephenkane.co.uk | 07973 619 090

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