

FOR SALE FREEHOLD
SUBJECT TO CONTRACT

14 NOTTING HILL GATE
LONDON W11 3JE

ALPHA
BROWETT TAYLOR



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**PRIME WELL LOCATED A3 PREMISES
LET TO WELL ESTABLISHED ITALIAN
RESTAURANT WITH THREE SELF
CONTAINED RESIDENTIAL APARTMENTS**

WELL LOCATED RETAIL PREMISES IN WITH
RESIDENTIAL APARTMENTS IN SOUGHT AFTER
DISTRICT

COMPLETE FREEHOLD BUILDING WITH MIX
OF COMMERCIAL USE ON GROUND FLOOR &
BASEMENT WITH SEPARATE ASTs ON UPPER
FLOORS

LOCATION

The subject property is situated on the north side of Notting Hill Gate at its eastern end close to the junction with Bayswater Road and just west of the junction of Linden Gardens and Notting Hill Gate.

Kensington Church Street is located nearby to the south, with a large number of restaurants and antique shops with Portobello Road with its well-known antique market being located to the north of Notting Hill Gate.

Notting Hill Gate forms a busy two-way vehicular thoroughfare that runs in an east-west direction connection the West End with Holland Park. Notting Hill underground station (Central, District and Circle Lines) is located within approximately 500 metres of the subject properties.

Within Notting Hill Gate itself there are a wealth of stores, restaurants, cafes and estate agents together with the Russian and Czechoslovakian Embassies located nearby.

Kensington Palace Gardens with a wealth of other embassies and ambassadorial residences is also located to the south with Kensington Gardens being located within a few hundred metres to the east.

Other retailers represented in the immediate vicinity include Zizzi Restaurants, Headmasters, The Tanning Shop, Mail Boxes Etc., together with a number of well-established local retail operations nearby.

Ready access is provided to both London West End and also the A40 (London-Oxford) via the M41 link from Holland Park.



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DESCRIPTION

The subject property provides retail accommodation at basement and ground floor level with a separate side door to the front which provides access via an internal stairway to three self-contained residential apartments on the first, second and third floors. The building forms part of a terrace of similar properties erected around the late 19th Century being constructed of brick walling to the front and rear elevations with parapet walling to roof level behind which is a concealed eaves gutter to the front and rear of the buildings and a double pitched tiled roof.

Accommodation is provided on basement, ground and three upper floors with commercial use present on the ground floor and basement which is let to the retail arm of Trinity Hospice, a well-established charity.

Internally, floors to the upper levels are of timber boarded construction on supporting timber joists and in each instance are approached by an entrance hall and stairway from ground floor level.

Presently, each of the residential flats has been rendered self-contained with independent gas fired central heating boilers with water filled, wall mounted radiators and independent utilities and are the subject of individual assured shorthold tenancies – copies of the commercial lease and tenancy agreements are available on request.

Internally, the wall and ceiling surfaces are generally plastered and painted and floor surfaces carpeted to the principal rooms.

We also understand that the properties are let fully furnished and equipped with a number of fixtures and fittings for use by incoming tenants.

Windows to the front and rear of the residential upper floors have recently been replaced with PVC framed sash windows with double glazing.

The commercial unit on basement and ground floor levels has been fitted out by the current tenants, albeit many of the fixtures and fittings have been in place for many years

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ACCOMMODATION

Briefly, this comprises:

GROUND FLOOR:	RESTAURANT	484	44.96
	KITCHEN	301	27.96
BASEMENT:	STORES	718	66.70
VAULTS		93	8.64

The ground floor of 14 Notting Hill Gate is in use as a restaurant with kitchen and food preparation areas, with the basement being used for administration and storage.

The first - third floors comprise self-contained one bedroom flats on each floor let to private tenants on assured shorthold tenancies. Brief details of these tenancies are shown in the Schedule of Occupational Tenancies.

COUNCIL TAX/RATING ASSESSMENT

From our informal enquiries of the Valuation Office Agency Business Rates 2017 Rating List and the Council Tax Register, we note that the properties are subject to the following assessments:

Ground Floor and Basement – “Shop and premises” at a Rateable Value of £52,906

First Floor Flat – Rating Band D

Second Floor Flat – Rating Band D

Third Floor Flat – Rating Band D

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TOWN PLANNING

From our informal enquiries of the Planning Register of Kensington and Chelsea, we note that no applications are registered for the property.

TENURE

Freehold, subject to the occupational tenancies as outlined.

OCCUPATIONAL LEASES

14 Notting Hill Gate – Ground Floor and Basement

Lease term:	20 years. 15/11/2016 – 14/11/2036
Lease commencement date:	15th November 2016
Rent:	£65,000 (Sixty-Five Thousand Pounds) per annum, exclusive subject to review at the end of every 5th year
Repairs and decorations:	We understand the lessee is responsible for internal and external repairs and maintenance and for repairs to the shopfront and fascia.
Service charge:	The tenant is liable for any service charge.

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14 Notting Hill gate – Ground – Third Floor
Let on 3 separate assured short hold tenancies

Schedule of Tenancies

Unit	Tenant	Lease Term	Rent / ERV	Comments
Ground & Basement Floors	De Amicis Ristorante Pizzeria	15/11/2016 - 14/11/2036	£65,000.00 pa	Effectively FRI
First Floor	Private Tenant	One year less one day from 10/09/2019	£16,900.00 pa (£1,408.33 pcm)	Tenant pays council tax and water rates. Deposit held of £1,625.00
Second Floor	Vacant			
Third Floor	Vacant			
TOTAL INCOME / ERV			£81,900.00 PA	



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PRICE FREEHOLD

Offers for the Freehold subject to the occupational tenancies are invited in excess of £2,500,000, subject to contract. The freehold of 20 Notting Hill Gate, is also available to purchase. Further details are available on request from the Agents below.

VIEWING AND FURTHER INFORMATION

For any further particulars or for arrangements to inspect the property, please contact the Agents:

Richard Hutt
0203 475 7451

Nick Hutchings
0203 475 7455

ALPHA BROWETT TAYLOR
Chartered Surveyors

Pennine House, 28 Leman Street, London E1 8ER

T: 020 3475 7450

E: info@alphaproperty.co.uk | W: www.alphaproperty.co.uk

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LOCATION PLAN



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IMPORTANT NOTICE RELATING TO MISREPRESENTATION LEGISLATION JULY 2020

Alpha Browett Taylor and any other selling or letting agents of the property for themselves, the vendors or the landlords of the property described herein whose agents, Alpha Browett Taylor or any other agents, give notice:

1. Prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings, and any furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.

Also prospective purchasers or tenants should make all necessary enquiries with Alpha Browett Taylor or other agents of the vendor or landlord and with all relevant professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.

2. Prospective purchasers or tenants are strongly advised to arrange for full structural and if appropriate an environmental survey of the property by a professionally qualified person.

3. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries.

4. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the interest to be disposed of. Any street trader plans are reproduced by the consent of Harper Collins Publishers. Where location plans are based on Ordnance Survey maps this is with the consent to H M Stationery Office, Crown Copyright Reserved.

5. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale.



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6. Any photography or drawings of the relevant property or part thereof or the neighbouring area may not depict the property or the neighbouring area at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the property and the neighbouring area.

7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor or landlord are those contained and expressly referred to in the written contract for sale agreement or lease between the vendor or the landlord and a purchaser or tenant.

8. All terms quoted are exclusive of Value Added Tax unless otherwise stated.

9. Any financial or other information contained in the particulars relating to tenants or other occupiers of properties or as to the ownership of any tenants or occupiers is unless otherwise stated obtained from the Companies Registry files open to inspection by the general public or from a tenant's holding company's published report and accounts. This information is obtained during the compilation of these particulars. Accordingly, no representation or warranty or undertaking whatsoever is given that such information is accurate in all respects as at the date of the sale of the relevant property. Prospective purchasers should make their own enquiries.