

8 NOTTING HILL GATE NOTTING HILL, LONDON, W11 3JE



SHOP TO LET - WITHOUT PREMIUM

£50,000 p/a exclusive

A1/A2 USE

1,012 Sq ft

The property is situated on the north side of Notting Hill Gate. The property is adjoined by **Headmasters** and in the same parade as **The Tanning Shop** and close to **Zizzi**.

Frontage	18'4"	5.6 m
Return Frontage	30'0"	9.1 m
Internal Width	17'6"	5.3 m
Shop Depth	49'7"	15.1 m
Ground Floor	762 sq ft	70.8 m2
Basement	250 sq ft	23.2 m2
Total	1,012 sq ft	94 m2



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£50,000 per annum exclusive - WITHOUT PREMIUM.
Rates	Interested parties are recommended to make their own enquiries with the Rating Department of The Royal Borough of Kensington & Chelsea Tel: 020 7937 5464.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact DMA - Nicholas Menzies 020 7318 6915 / nmenzies@dmproperty.com David Menzies 020 7318 6917 / dmenezies@dmproperty.com SUBJECT TO CONTRACT & VAT