



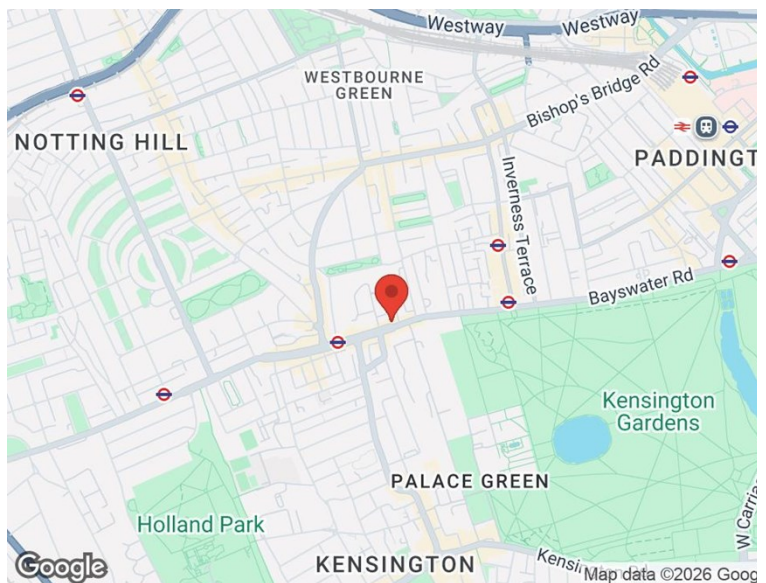
14 Notting Hill Gate, London, W11 3JE

INVESTMENT OPPORTUNITY - A VICTORIAN MIXED-USE BUILDING ON NOTTING HILL GATE CLOSE TO HYDE PARK

FOR SALE

Area: 4,039.00 FT² (375.24M²) £2,900,000 Subject to Contract

- Fully let and yielding
- Restaurant premises
- Commercial kitchen & extraction
- x3 1 bedroom flats
- Potential to retro fit
- Fully integrated fire alarm system
- Close to Hyde Park & Notting Hill Tube
- Short walk from Portobello Road





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LOCATION:

The building is situated on the northerly side of Notting Hill Gate in between the junctions with Linden Gardens and Clanricarde Gardens. Other local and neighbouring businesses include, Zizzi, Café Diana, Eat Tokyo, Nandos, Vodaphone, Rymans, Music & Video Exchange, Waterstones, Barclays, HSBC and Lloyds bank. Public transport is within a short walk on Notting Hill Gate (Central, District & Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A 3 storey, mixed-use, Victorian terraced building (Use Class E / A3 & C3), with a fully glazed frontage leading to an open plan restaurant area and open kitchen to the rear. The basement is arranged with a dry goods area to the front of the building and a kitchen and food prep area to the rear. Additionally there are Ladies and Gents W/C's and access to the rear courtyard.

The upper floors are arranged as 3 independent 1 bedroom flats, one flat per floor. Each of the flats comprise a double bedroom, shower room and an open plan reception / kitchen.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	975.00	90.58
Lower Ground Floor	1,129.00	104.89
1st Floor	644.00	59.83
2nd Floor	638.00	59.27
2nd Floor Landing Store	47.00	4.37
3rd Floor	606.00	56.30
TOTAL	4,039.00FT²	375.24M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

The restaurant is let to De Amicis who benefit from an FRI Lease, details on application. The 3 residential flats are let on AST's. The global rent is £133,740 per annum (blended yield 4.61%).

PRICE: £2,900,000 Subject to Contract

SERVICE CHARGE: TBC

POSSESSION: The restaurant is let to De Amicis who benefit from an FRI Lease, details on application. The 3 residential flats are let on AST's. The global rent is £133,740 per annum (blended yield 4.61%).

VAT: The premises are not elected for VAT.

CONTACT:

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RATES:

Rateable Value: £56,500 per annum // Rates Payable: £27,120 per annum NB – We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

EPC:

Available upon request.

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