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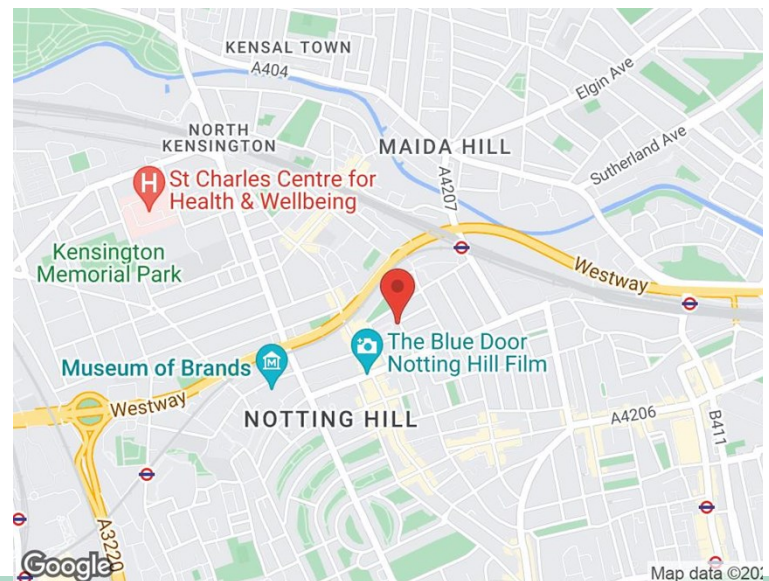
29 All Saints Road, London, W11 1HE

A CHARMING RESTAURANT & GARDEN IN VIBRANT NOTTING HILL CLOSE TO PORTOBELLO MARKET

TO LET

Area: 1,107.00 FT² (102.84M²) | Rent: £65,000 per annum, exclusive | Premium: None

- Attractive Astragal glazed frontage
- Good ceiling height throughout
- Ground floor seating for 25 to 28 covers
- Basement seating for 10 to 12 covers
- Commercial kitchen area & extraction
- Dumb waiter
- x2 W/C's
- Garden



SMART



MOVES



29 All Saints Road, London, W11 1HE

LOCATION:

The premises are situated on the westerly side of All Saints Road adjacent to the junction with McGregor Road. The road is a local high street and comprises parades of independent and bespoke retailers, cafés and restaurateurs largely unique to Notting Hill. Other local operators include The Pelican, The Little Yellow Door, 7 Saints (Modern European), Conscience Kitchen, The Tin Shed, Farm Girl, Dorin & Coppel, Rupert Bevan, Amanda Thompson Couture, Pret A Vivre, The Jacksons London, People's Sound Records, Venusrox, Edwin's Bathrooms and Capitol Carpets of Chelsea. Public transport is accessed via Ladbroke Grove (Buses and Hammersmith & City Line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises occupies the ground floor and basement of a three storey, mixed use, Victorian terraced building. The three-quarter Astragal glazed frontage has an off set and recessed entrance leading to an open plan seating / retail area, currently fitted with a serving bar. To the rear are two W/C's and stairs to the basement level opening to a further seating area and French Windows onto a rear garden. To the front of the basement area is a kitchen / food preparation room, with three vaulted stores under the pavement. The premises is in structurally good order and benefits from historical extraction, chimney currently not fitted to regulation standards.

The premises is not elected for VAT.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	434.00	40.32
Basement	673.00	62.52
TOTAL	1,107.00FT²	102.84M²

LEASE TERMS:

RENT: £50,000.00

SERVICE CHARGE: TBC

POSSESSION: Full vacant possession immediately on completion of legal formalities

VAT: The premises is NOT elected for VAT.

RATES:

Rateable Value £21,000 per annum

Rates Payable £10,479 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.

CONTACT:

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Knight Commercial London
 07772874444
justin@knightcommerciallondon.co.uk

Knight Commercial London

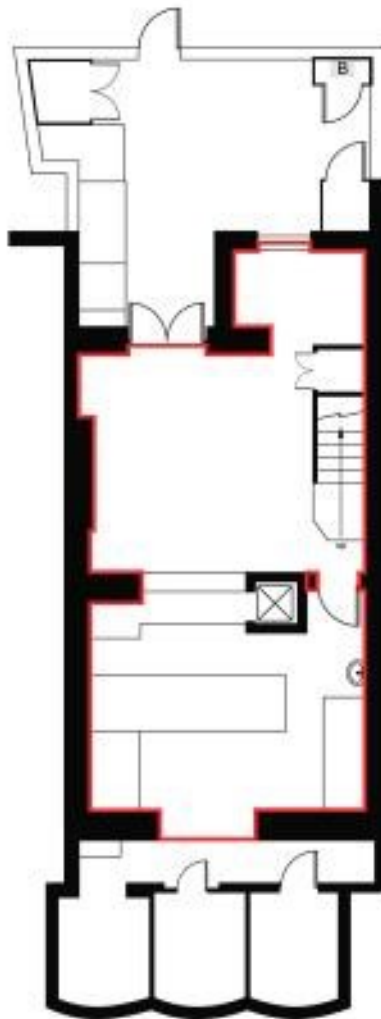


WARNING : IF YOU SEE THIS MESSAGE THIS DOCUMENT HAS BEEN PRINTED INCORRECTLY

Commercial Premises
29 All Saints Road
London
W11 1HE



Scale 1:100



Basement



Forecourt

PAVEMENT

ALL SAINTS ROAD

Ground Floor



4893	
Knight Commercial Limited 17 Pall Mall Place London W1T 1JL	
020 7479-4855	
PRINT AT A4	
PROJECT 29 All Saints Road London W11 1HE	
MEASURED SURVEY	
Drawing Title LEASEPLAN	
SCALE 1:100	DATE JUL 2003
Drawing Number 1	20342

PLEASE CALL 020 7479 4855 FOR ASSISTANCE

