

FORMER BANKING HALL PREMISES WITH HIGH CEILING  
TO LET

WOULD SUIT RESTAURANT/ BAR / MEMBERS CLUB/ GALLERY  
ETC

**SHELLEY  
SANDZER**  
*Since 1983*



**LOCATION:**

The property is situated on the busy Notting Hill Gate directly opposite the junction with Kensington Church Street.

Local operators include Guillam Coffee House, Mazi, Bandiani Gelato, Eat Tokyo, Leon, Chicken Shop and Bank Street Coffee.

Notting Hill Gate (Circle, District and Central Line) Underground is a 1 minute walk away.

**ACCOMMODATION:**

The unit is arranged ground, basement, first and second floors offering dramatic , open plan space with excellent natural light throughout. Floor Areas as follows:

<b>BASEMENT</b>	213 sq. ft 19.8 sq. m
<b>GROUND FLOOR</b>	2,608 sq. ft 242 sq. m
<b>FIRST FLOOR</b>	1,207 sq. ft 112 sq. m
<b>SECOND FLOOR</b>	456 sq. ft 42.3 sq. m
<b>TOTAL</b>	4,484 sq. ft 416 sq. m

We are aware that it is possible to put an extract duct at the rear of the building. There is triple height ceiling in the main space.

**LEASE:**

A new lease is available for a term to be agreed.

**RENT:**

£195,000 per annum exclusive subject to contract

**RATES:**

We have been informed by Kensington and Chelsea Council of the following:

Rateable Value: £121,000

Rates Payable: £61,952

Interested parties are advised to make their own enquiries with Kensington and Chelsea Council.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs incurred in this transaction.

**EPC:**

Available on request

**VIEWINGS:**

Strictly by appointment by joint sole agent Shelley Sandzer and CBRE:

Tony Levine  
[tony@shelleysandzer.co.uk](mailto:tony@shelleysandzer.co.uk)  
07828542573

Nick Weir  
[nick@shelleysandzer.co.uk](mailto:nick@shelleysandzer.co.uk)  
07930408271

