22 PEMBRIDGE ROAD

LONDON W11

OPPORTUNITY TO ACQUIRE A MIXED-USE INVESTMENT IN NOTTING HILL

FREEHOLD FOR SALE

ROBERT IRVING BURNS


24
PEMBRIDGE ROAD W.11
BOND DENTAL
MUNCHEEZ
BITE INTO PERFECTION
BURGERS
HOTDOGS
MILKSHAKES
WINGS
Amorino
CLOTHING · JEWELLERY · ACCESSORIES
GIFTS & SOUVENIRS

EXECUTIVE SUMMARY

- Prime freehold mixed-use investment a stone's throw from Notting Hill Gate Station
- Comprising ground floor retail premises, first floor Class-E and a second-floor duplex apartment, extending to approximately 3,097 sq ft (GIA)
- Current income is £98,000 per annum. The duplex apartment is currently vacant
- Ground floor is let to HCP Gelati Ltd t/a Amorino, first floor let to a dental practice, and the second floor arranged as a duplex residential apartment
- Price: £2,500,000 (Two Million Five Hundred Thousand Pounds) for the freehold interest, subject to contract

LOCATION

The property occupies a prestigious position in the heart of Notting Hill, one of London's affluent neighbourhoods, within easy walking distance to Notting Hill Gate Underground Station (Central, Circle, and District lines) providing excellent connectivity across the city.

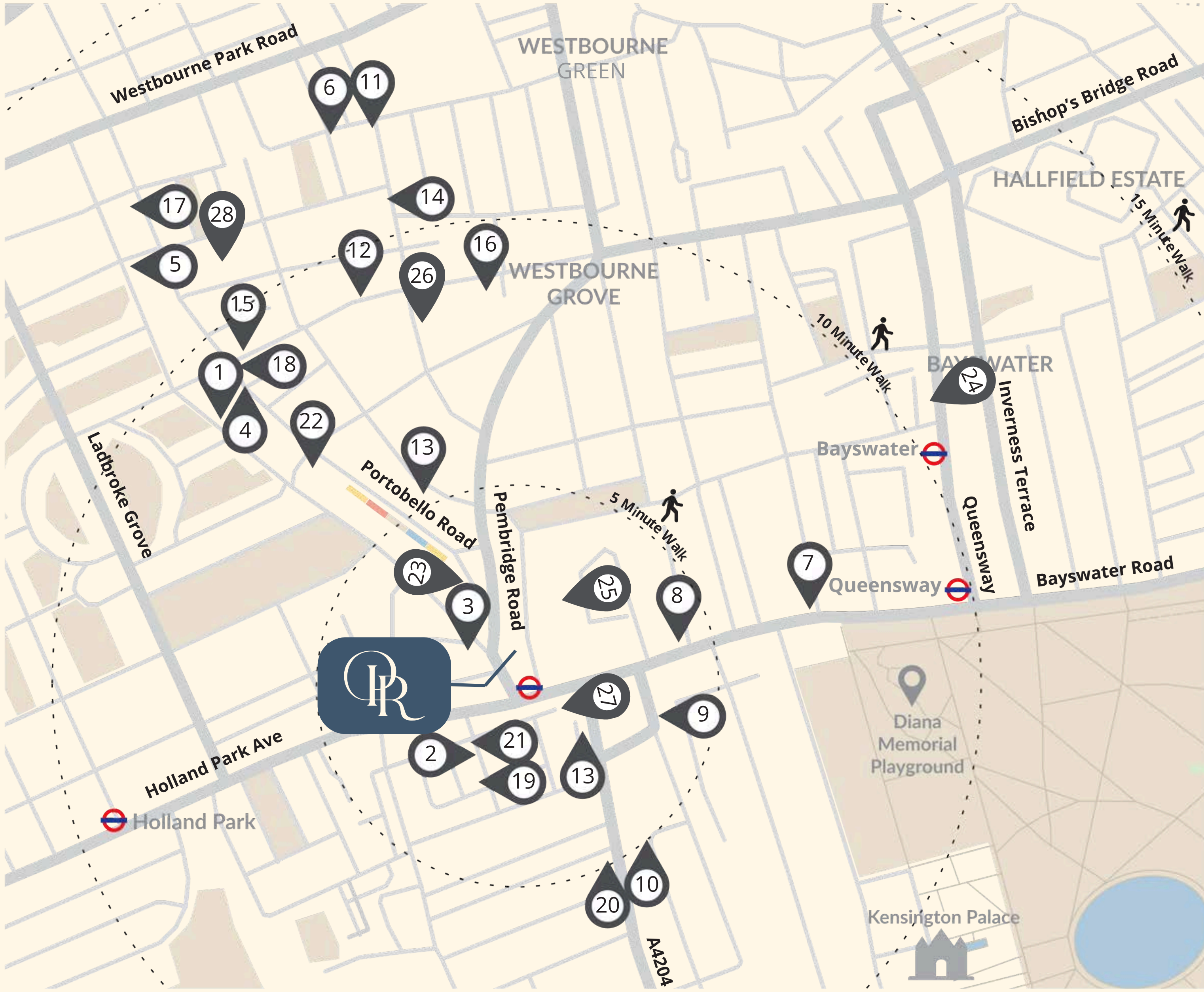
The area is famed for the vibrant Portobello Road Market, alongside an array of high-end boutiques and acclaimed restaurants. With a strong residential catchment and a premium retail environment, the location supports robust tenant demand and offers long-term investment security.


Kensington Palace Gardens


Portobello Road Market


Dorian


St Peter's Church



Leading Eateries & Occasion Restaurants

01 Core
02 Mazi
03 Uli
04 Gold
05 Dove
06 Dorian
07 Urban Meadow Café
08 De Amicis
09 The Shed
10 Clarkes
11 The Ledbury

Local Favourites

12 Daylesford Farm Shop
13 Portobello restaurants
14 Ottolenghi
15 Wild at Heart
16 Granger & Co
17 The Electric Cinema
18 Notting Hill Fish Shop
19 Hillgate Pub
20 The Churchill Arms
21 Eggbreak
22 Farm Girl

Retail

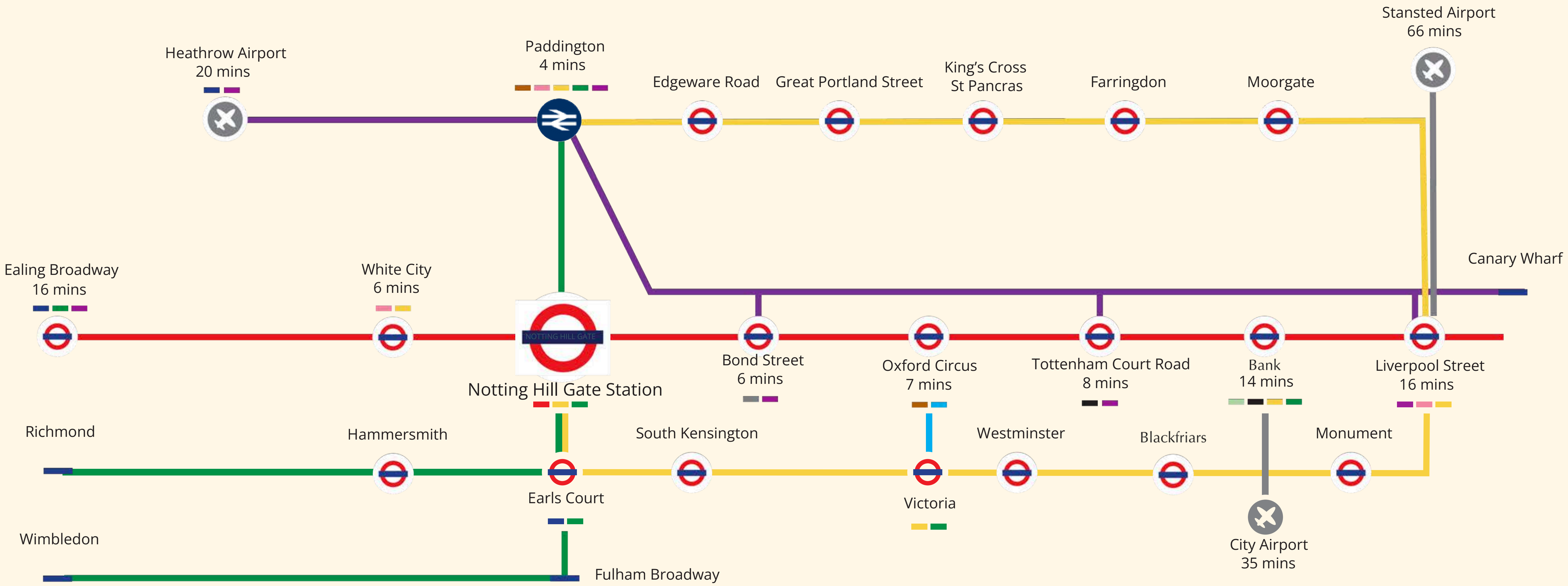
23 Backstage Originals
24 The London Shop
25 Notting Hill Comic Exchange
26 Sweaty Betty
27 Calder Pharmacy
28 The Notting Hill Store

CONNECTIVITY

Paddington
4 min

Oxford Cicus
7 min

Heathrow Airport
20 min



DESCRIPTION

22 Pembridge Road is an attractive freehold building situated in the heart of Notting Hill. Arranged over basement, ground and three upper floors, the property offers a mix of Class-E commercial and residential uses. Its prominent frontage and strong levels of passing footfall make it an ideal location for both commercial and residential use.

The ground floor is currently let to a popular Gelato shop on a lease expiring in August 2026, while the first floor is occupied by a well-established dental practice expiring in September 2031. The second and third floors are arranged as a duplex residential flat which is currently vacant

The strategic location, mix of uses, and strong visibility, makes this a rare investment opportunity in one of London's most desirable neighbourhoods.

TENANCY SCHEDULE

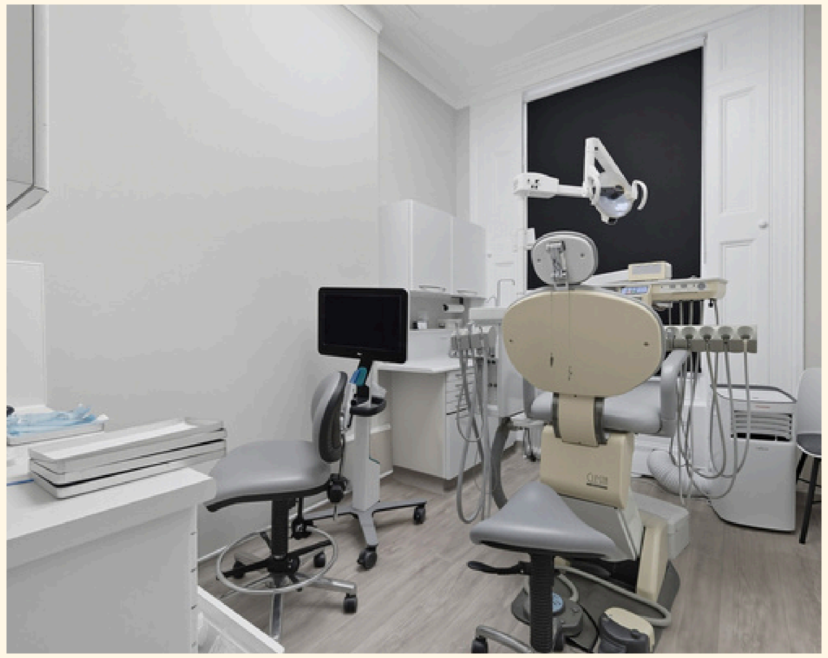
TENANT	USE	RENT	LEASE START	LEASE EXPIRY	COMMENTS
HCP Gelati Ltd t/a Amorino	Retail (Ground Floor)	£80,000 p.a.	08/09/2016	08/08/2026	
Dr Enayat Ghateh (Licence to Kevom Ltd)	Dental Practice (First & Part Ground)	£18,000 p.a.	29/09/2016	30/09/2031	
Vacant	Residential Flat (Top Floor Duplex)	N/A	N/A	N/A	Currently vacant
TOTAL		**£98,000 P.A.**			

FLOOR	NSA SQM	NSA SQFT	GIA SQM	GIA SQFT
Lower Ground Floor	32.7	352	88.4	952
Ground Floor	62.9	677	74.3	800
First Floor	39.6	426	49.3	531
Second Floor	45.9	494	45.9	494
Third Floor	29.8	321	29.8	321
TOTAL	**210**	**2,270**	**287.7**	**3,098**

GROUND FLOOR

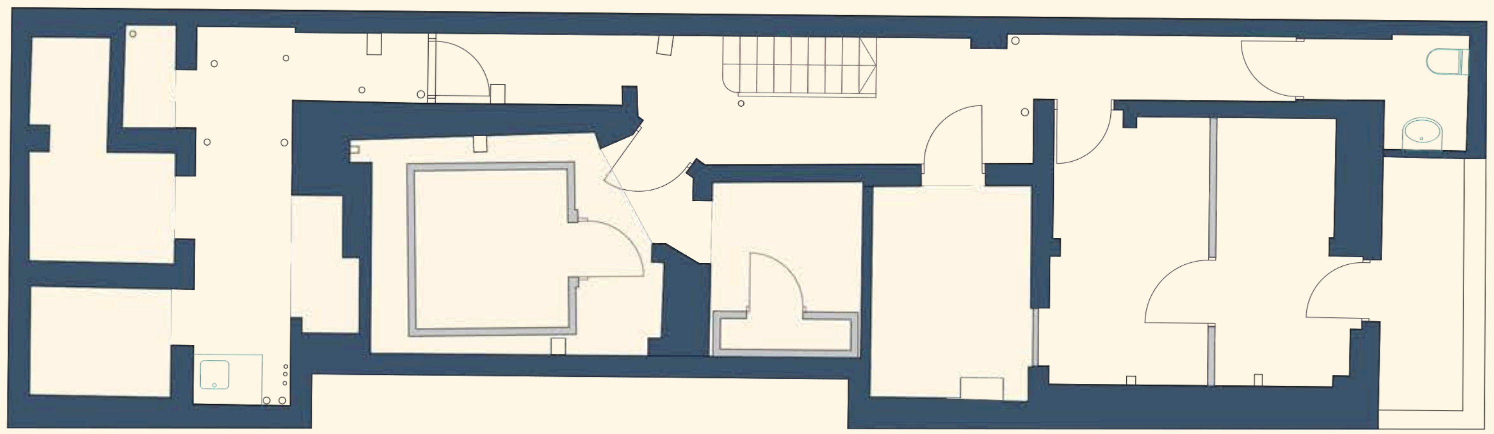
PART GROUND, FIRST & TOP FLOOR

DENTAL PRACTICE

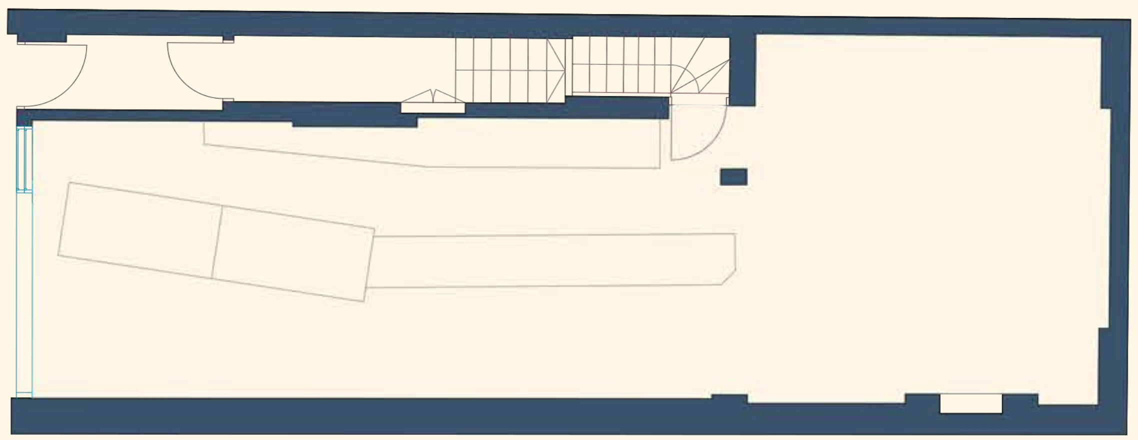


RESIDENTIAL FLAT

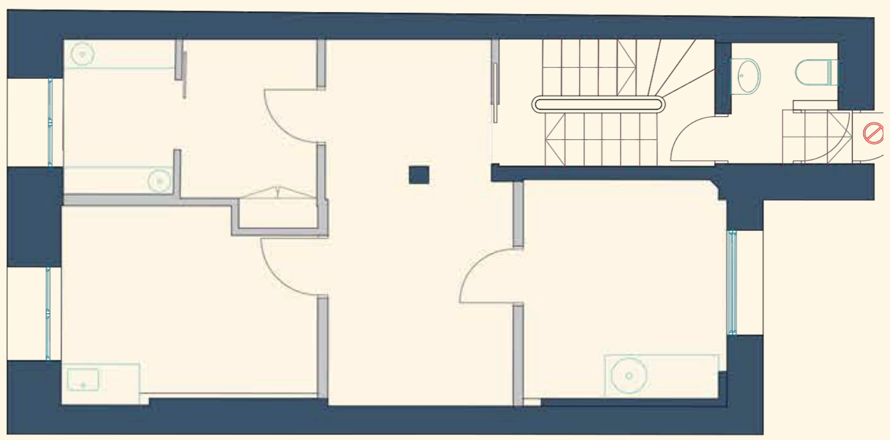
FLOOR PLANS



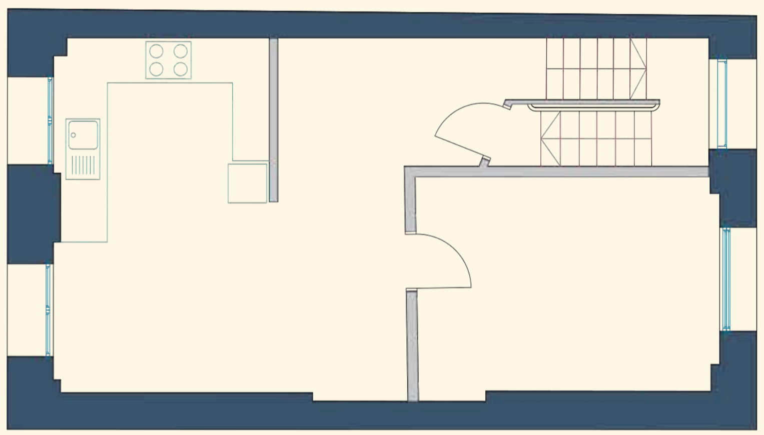
LOWER GROUND FLOOR



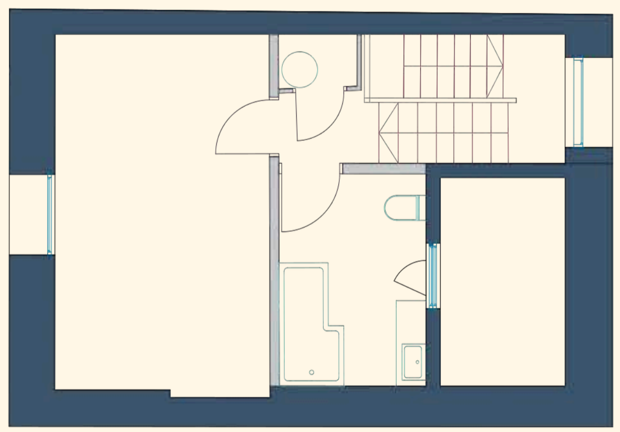
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

FURTHER INFORMATION

TENURE
Property is held Freehold. Title number: 348742.

PRICE
Price £2,500,000 (Two Million Five Hundred Thousand Pounds) for the Freehold interest, subject to contract.

VAT
The property is not elected for VAT.

EPC
Available on Request.

ANTI-MONEY LAUNDERING
In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

CONTACT US

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