



47 Notting Hill Gate

London, W11 3JS

**Notting Hill Prime Premises
Fully Fitted as Grab & Go
Style Restaurant Premises -
Fully Glazed Frontages**

2,050 sq ft
(190.45 sq m)

- Fully Glazed Frontages
- Busy Footfall Location
- Close to Notting Hill Underground Station
- Fully Fitted - Nil Premium
- Suitable as Sit Down Restaurant and Grab & Go Operators

47 Notting Hill Gate, London, W11 3JS

Summary

Available Size	2,050 sq ft
Passing Rent	£225,000 per annum
EPC Rating	Upon enquiry

Description

The property comprises a well-presented ground floor and mezzanine restaurant unit forming part of a prominent mid-terrace building on Notting Hill Gate. The unit benefits from excellent frontage and visibility, capturing consistent footfall from commuters, shoppers, and local residents.

Internally, the accommodation is arranged over the ground floor and mezzanine with rear ancillary space, fitted to a modern restaurant specification.

Key features include:

Prominent glazed shopfront to Notting Hill Gate

Bright open-plan seating area with counter service layout

Fully fitted commercial kitchen with extract system

Air conditioning and modern lighting throughout

Ancillary storage, staff area, and WCs to the rear

The premises are presented in excellent condition, offering an efficient layout suitable for both dine-in and takeaway operations.

Location

The property occupies a prominent position on Notting Hill Gate, one of West London’s most established and desirable retail and dining locations. Notting Hill is internationally recognised for its distinctive mix of boutique retail, food culture, and vibrant local character, attracting both affluent residents and strong tourist trade year-round.

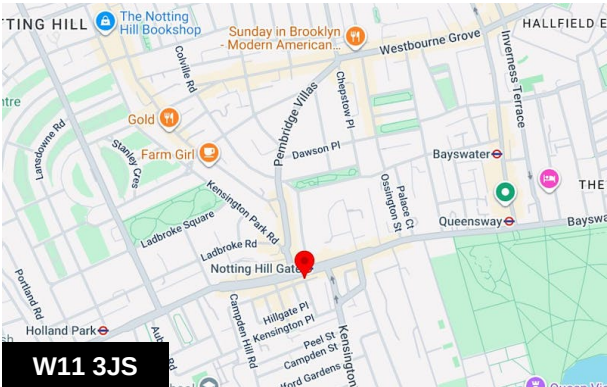
The area benefits from excellent transport connectivity, with Notting Hill Gate Underground Station (Central, Circle, and District lines) located just moments away, providing direct access to the West End, Paddington, and the City. The surrounding neighbourhoods of Kensington, Bayswater, and Holland Park all contribute to a strong and diverse customer base.

Nearby occupiers include Gail’s Bakery, Itsu, Franco Manca, Joe & The Juice, Pret A Manger, and Starbucks, alongside a selection of independent cafés, restaurants, and lifestyle retailers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	1,050	97.55
Mezzanine - Restaurant	1,000	92.90
Total	2,050	190.45



Viewing & Further Information



Morris Greenberg
0207 100 5520
morris@cdgleisure.com

Tenure

An assignment of the existing lease granted for an original term of 15 years from 01/03/19 subject to 5 yearly rent reviews. The lease is drawn outside the Security of Tenure Provisions of The Landlord and Tenant Act 1954.

Passing Rent

£225,000pax

Premium

Premium Offers Invited

VAT

All figures quoted may be subject to VAT

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.