



Notting Hill Gate

London, W11 3QG

Partially Fitted Restaurant Premises in Excellent Decor with Outdoor Seating and 1am License Fri & Sat

4,100 sq ft
(380.90 sq m)

- Huge Prominent Frontage
- Good Interior Decor
- Kitchen in Situ
- Premises License until 1am Fri & Sat
- Forecourt Seating for approx 20 covers

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Summary

Available Size	4,100 sq ft
Passing Rent	£215,000 per annum
EPC Rating	Upon enquiry

Description

Prominently placed with a huge frontage, the premises are fit out to a good standard although will need some conversion to operate as a restaurant premises, which it had been in the past. Large ground floor that can accommodate approx 120 covers plus forecourt seating.

Location

Located in Central Notting Hill with good amounts of passing trade and close to Notting Hill Gate Underground Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Restaurant	700	65.03
Ground - Restaurant	3,200	297.29
Ground - Outdoor	200	18.58
Total	4,100	380.90

Tenure

5 Years remianing of the Full Repairing and Insuring Lease drawn inside the Landlord and Tenant Act 1954.

Passing Rent

£215,000pax

Premises License

Allowing the sale of alcohol until midnight Sun - Thurs and 1am Fri & Sat.

Premium

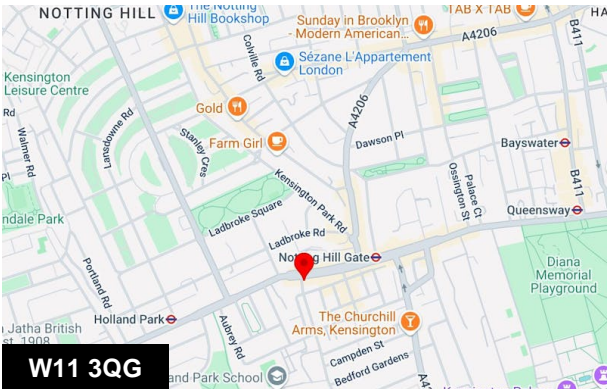
Offers Invited for the benefit of the Leasehold Interest, Fixtures & Fittings and License.

Holding Deposit

Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.

Confidentiality

These premises are confidential - pls enquire within for full info and under no Circumstance is anyone to approach staff about this opportunity



Viewing & Further Information



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