

133

NOTTING HILL GATE

LONDON | W11 3LB



**DOUBLE FRONTED  
RESTAURANT UNIT TO LET**  
1,705 Sq ft / 158.40 Sq m

## LOCATION

The property is located on the south side of Notting Hill Gate within a short walk of Notting Hill Gate underground station (Central, Circle and District lines).

Nearby occupiers include M&S, Ole & Steen, Itsu, Waitrose, Boots, Pret A Manager, Blank Street, Pizza Express, Los Mochis, Mazi, Dexters and John D Wood & Co.

## ACCOMMODATION

The unit is arranged over ground floor and basement. The approximate gross internal areas are as follows:-

Floor	Sq ft	Sq m
Ground	1,062	98.66
Basement	643	59.74
<b>Total</b>	<b>1,705</b>	<b>158.40</b>

## TERMS

The premises are available on a new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

## VIEWINGS

For further information or to arrange a viewing please contact:-

**Ian Simpson**

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## RENT

£77,500 pax.

## BUSINESS RATES

Interested parties are advised to make their own enquires with the RBKC rates department.

## LEGAL COSTS

Each party to bear their own legal costs.

(Floors plans for identification purposes only and not drawn to scale.)

