

NatWest



## 44 NOTTING HILL GATE, LONDON W11 3HX

Class E (A3) – Restaurant Premises To Let - Close to the tube station

2,528 Sq ft 234.86 Sq M

Freehold Disposal would be considered

Potential development opportunity above – STP



STEPHEN  
**KANE & COMPANY**  
DELIVERING EXCELLENCE SINCE 1992

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## LOCATION

The property is situated on the northern side of this busy thoroughfare midway between Holland Park and Bayswater with nearby operators including Nando's, Waterstones, Leon, Pret a Manger, Boots and the Gate Cinema. Notting Hill Underground Station (Central Line) is close by.

## TERM

For a term to be agreed on an effectively full repairing and insuring basis.

**Freehold disposal may also be considered with potential to develop and add an additional floor (subject to planning).**

**Further details on request.**

## RENT

Rent on application.

## ACCOMMODATION

The premises are arranged on split level at ground floor together with basement ancillary space and a first floor rear ancillary space accessed via a ceiling hatch are brought to market with various fixtures and fittings in situ including full extract and air conditioning.

A more detailed handover specification can be agreed with interested parties

Gross Frontage	33 ft	10.02 M
Net Frontage	25 ft	7.67 M
Ground Floor	1,708 Sq Ft	158.68 Sq M
Basement Ancillary	820 Sq Ft	76.18 Sq M
First Floor Ancillary	TBC	
<b>Total</b>	<b>2,528 Sq Ft</b>	<b>234.86 Sq M</b>

## RATES (2023/24)

Rateable value:	£81,000
Rates payable (UBR multiplier: £0.532):	£43,092

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2023 to 31 March 2024. All interested parties should verify the business rates with the relevant local authority.

## EPC

An EPC will be made available upon request.

## LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

## EPC

Available upon request.

## VAT

VAT will be charged at the appropriate rate, if applicable

## VIEWING

By appointment with sole agents Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

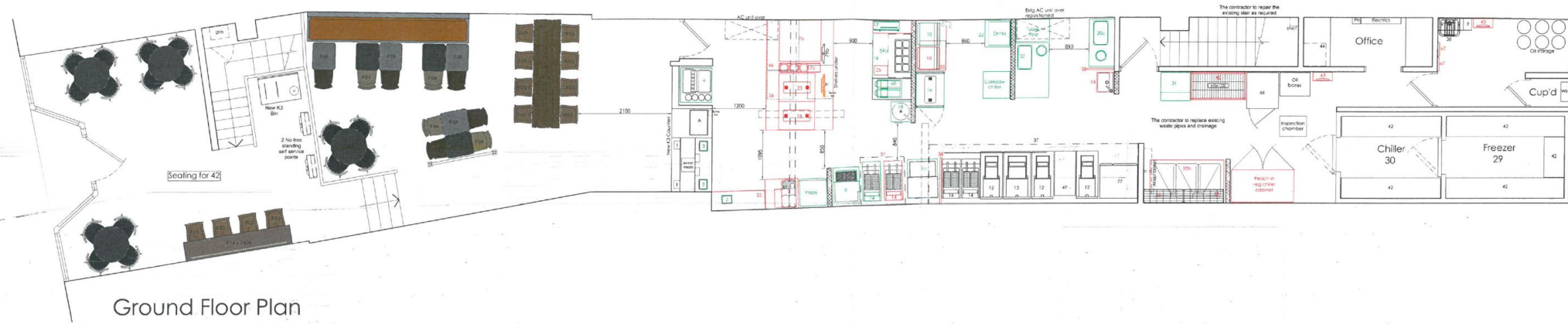
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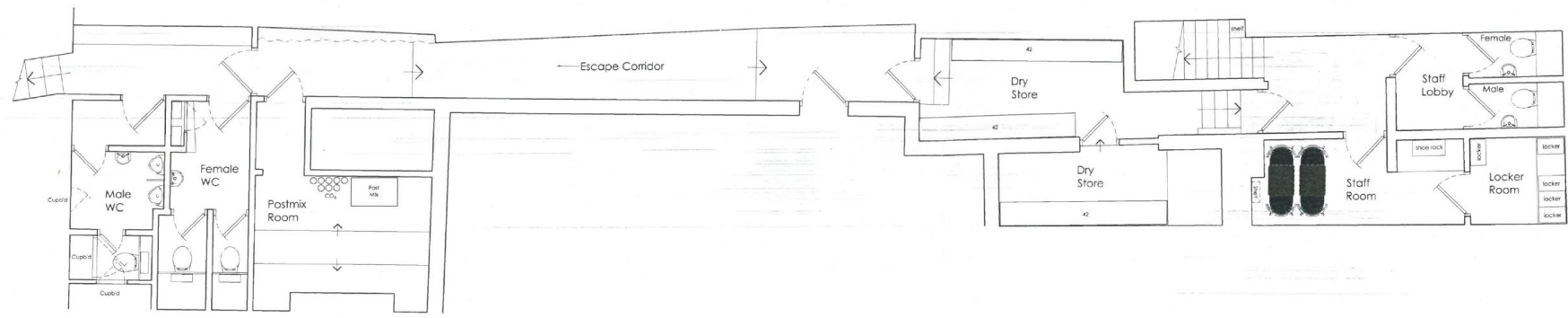
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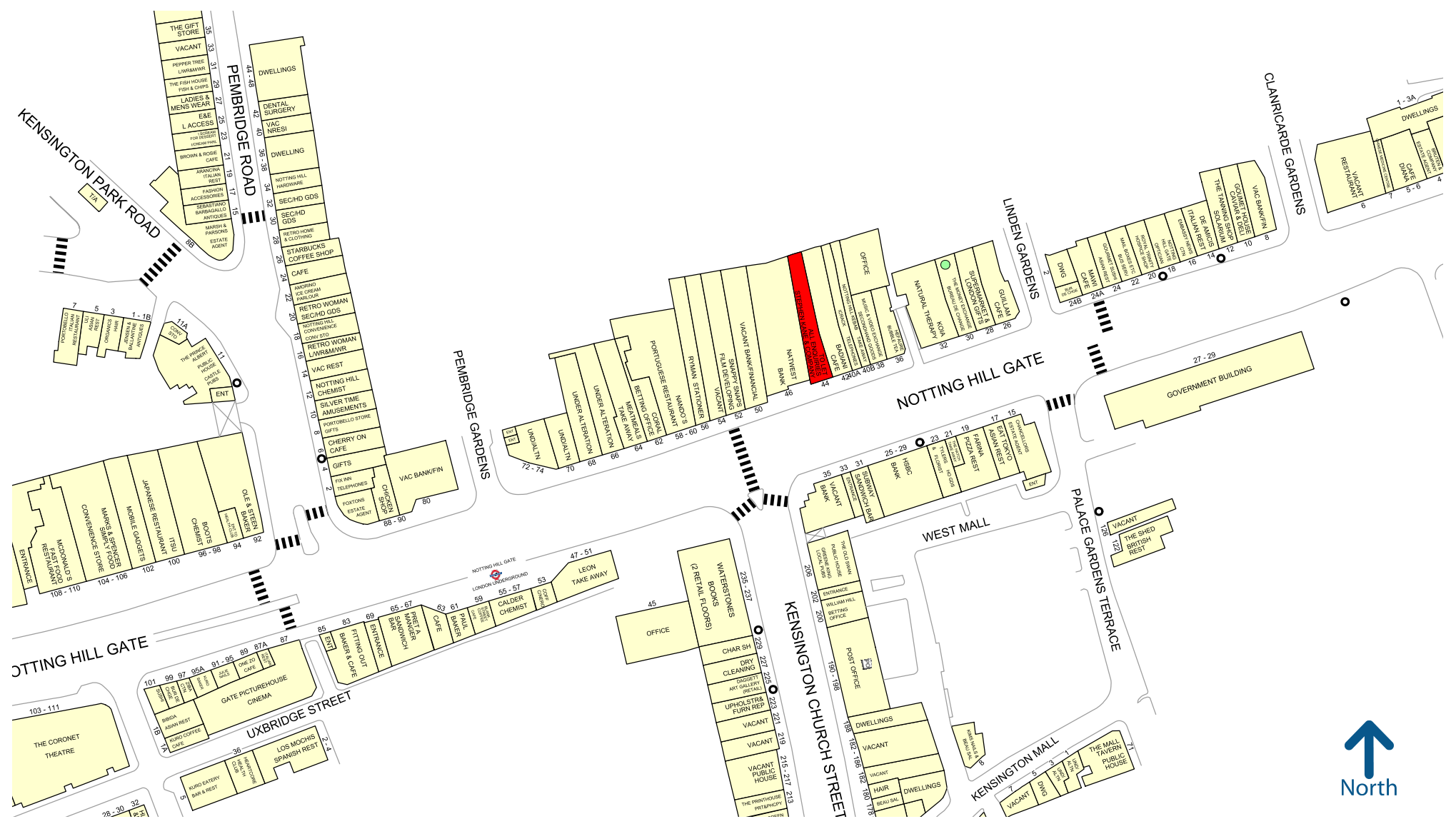


Ground Floor Plan



Basement Plan

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