



CLASS E PREMISES AVAILABLE ON A NEW LEASE
TO LET £38,000 PER ANNUM
133 NOTTING HILL GATE, LONDON, W11 3LB

- DESIRABLE LOCATION IN CENTRAL LONDON
- VARIOUS USES CONSIDERED
- APPROX. 723 SQ. FT. (73.20 SQ. M.)
- GROUND AND MEZZANINE FLOORS

Location

The subject property is located on a busy thoroughfare on the south side of Notting Hill Gate (A402) within the Royal Borough of Kensington and Chelsea. The premises is 0.1 miles west of Notting Hill Gate Underground (District, Circle and Central Lines) which provides quick access throughout central London. Bus stops nearby include the 94 to Piccadilly Circus/Acton Green and the 31 to Camden Town/White City.

Notable national brands operate nearby including Waitrose & Partners, Holland & Barratt, Tesco Express, Leyland, Pizza Express, McDonald's and John D. Wood & Co

Description

The subject property is arranged over ground and mezzanine floors, situated within a mixed-use building dating back to the late 1800s. The premises is self-contained and is accessed through a shared communal entrance and corridor from Notting Hill Gate. The ground floor area is split into two offices, a kitchenette, and a WC. The mezzanine offers additional office space. The unit offers a good amount of natural light.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however interested parties should confirm this with the Local Authority.

EPC

Energy performance certificate has a rating of C (72). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £20,500.00 however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	51.67	556.18
Mezzanine	15.53	167.17
Total	73.2	723.35

Local Authority

Royal Borough of Kensington and Chelsea.

Terms

£38,000 per annum, exclusive of VAT and other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

There is currently no service charge applicable.

VAT

Not applicable.

Legal

Each party to pay their own legal costs.

AML


In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

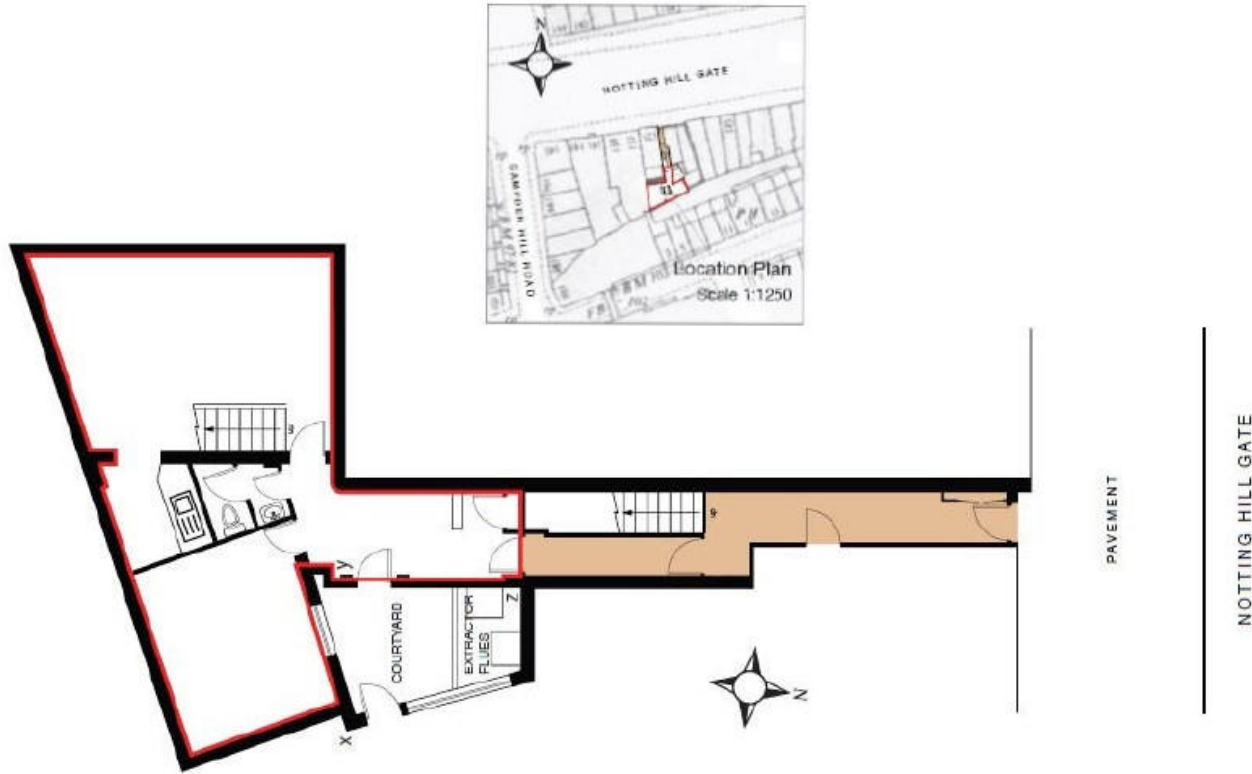
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
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POINT AT A			
133 Notting Hill Gate Notting Hill London W11 3LB			
MEASURED SURVEY			
EASEPLAN			
1:100	NOV 08		
0 / Rev A	4288		



Scale 1:100

Ground Floor

133 Notting Hill Gate
 Notting Hill
 London
 W11 3LB

Viewing
 By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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