



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## RESTAURANT PREMISES TO LET

Approx. 1,800 ft<sup>2</sup>

24 Notting Hill Gate • London • W11 3JE



### LOCATION

The property is situated in a parade of shops on the North side of Notting Hill Gate between junctions with Linden Gardens and Clanricade Gardens. There is a multitude of shops and restaurants in the area, with nearby retailers including Zizzi, Paul Rhodes Bakery, and Nandos.

Notting Hill Gate Station is approximately 150m due West and offers routes into Central London via the Central Line and Circle Line Underground Rail Services.

### DESCRIPTION

The refurbishment and extension of this property is to be completed imminently, and will provide an open plan restaurant, arranged over the ground floor and basement.

### LEASE

A new full repairing and insuring lease is available, for a term to be agreed.

### USE

A1, A2 and A3

### RENT

£80,000 per annum exclusive

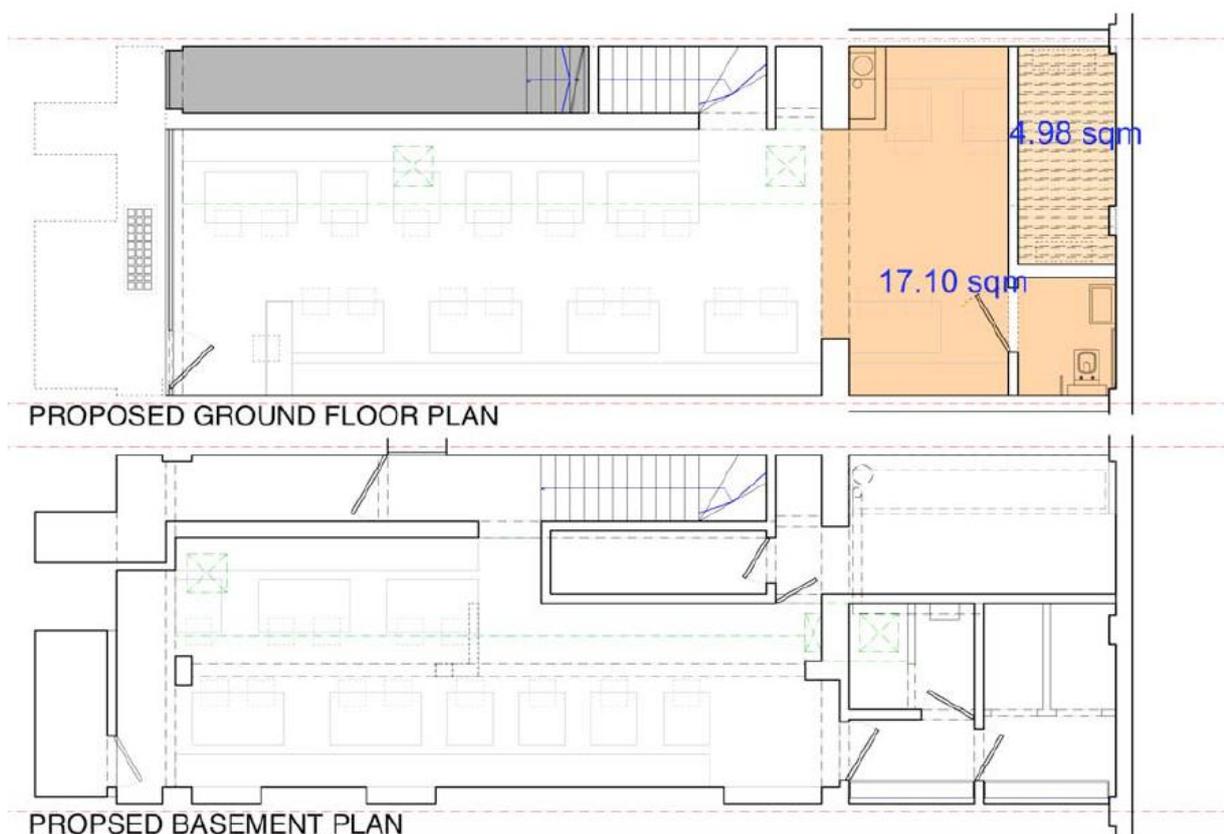
### EPC

Available upon request

## PLANNING APPLICATION

Planning permission was granted in July 2018 for 'Construction of ground floor rear extension to form disabled toilet; installation of acoustic A/C plant room and additional seating area; replacement of one air conditioning unit for ground floor and installation of one new air conditioning unit; relocation of refrigeration unit to new plant room; basement alterations to form kitchen, cold storage, storage and toilets'.

The application was granted based on the plans as seen below:



## ACCOMMODATION

The works to extend the premises will be completed shortly. Upon completion the premises will comprise the following approximate floor areas:

**Ground Floor:** 900 ft<sup>2</sup>  
**Basement:** 900 ft<sup>2</sup>  
**TOTAL:** 1,800 ft<sup>2</sup>

## BUSINESS RATES

Interested parties are advised to make their own enquiries to the Business Rates Department of Royal Borough of Kensington and Chelsea Council.

**For more information or to arrange a viewing, please contact:**

**Katie Mason**  
katie.mason@jnaproperty.com  
020 7491 0207  
07792384430

