

Shop to let.

London, 99 Notting Hill Gate.

W11 3JZ.



Affluent London suburb.

Close proximity to Notting Hill Gate Tube Station.

Comprehensive refurbishment to commence shortly.

Contact.

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Location.

Adjacent to Notting Hill Gate Tube Station in a strong convenience location capitalising on both the local affluent residential, office and tourist community. Nearby occupiers include; **Feng Sushi**, **The Gate Cinema**, **Boots** and **Le Pain Quotidien**.

Accommodation.

Net internal floor areas:-

Ground Floor	19.10 sq m	205 sq ft
First Floor Ancillary	11.90 sq m	128 sq ft

Business Rates.

Rateable Value £34,707

UBR (2021/22) 49.9p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 020 7361 3000.

Rent.

£50,000 pa.

Lease Terms.

The premises are available on a new 10 year effectively full repairing and insuring lease subject to a 5th year rent review.

Service Charge.

To be confirmed.

Energy Performance Certificate.

Band D. Report available on request.

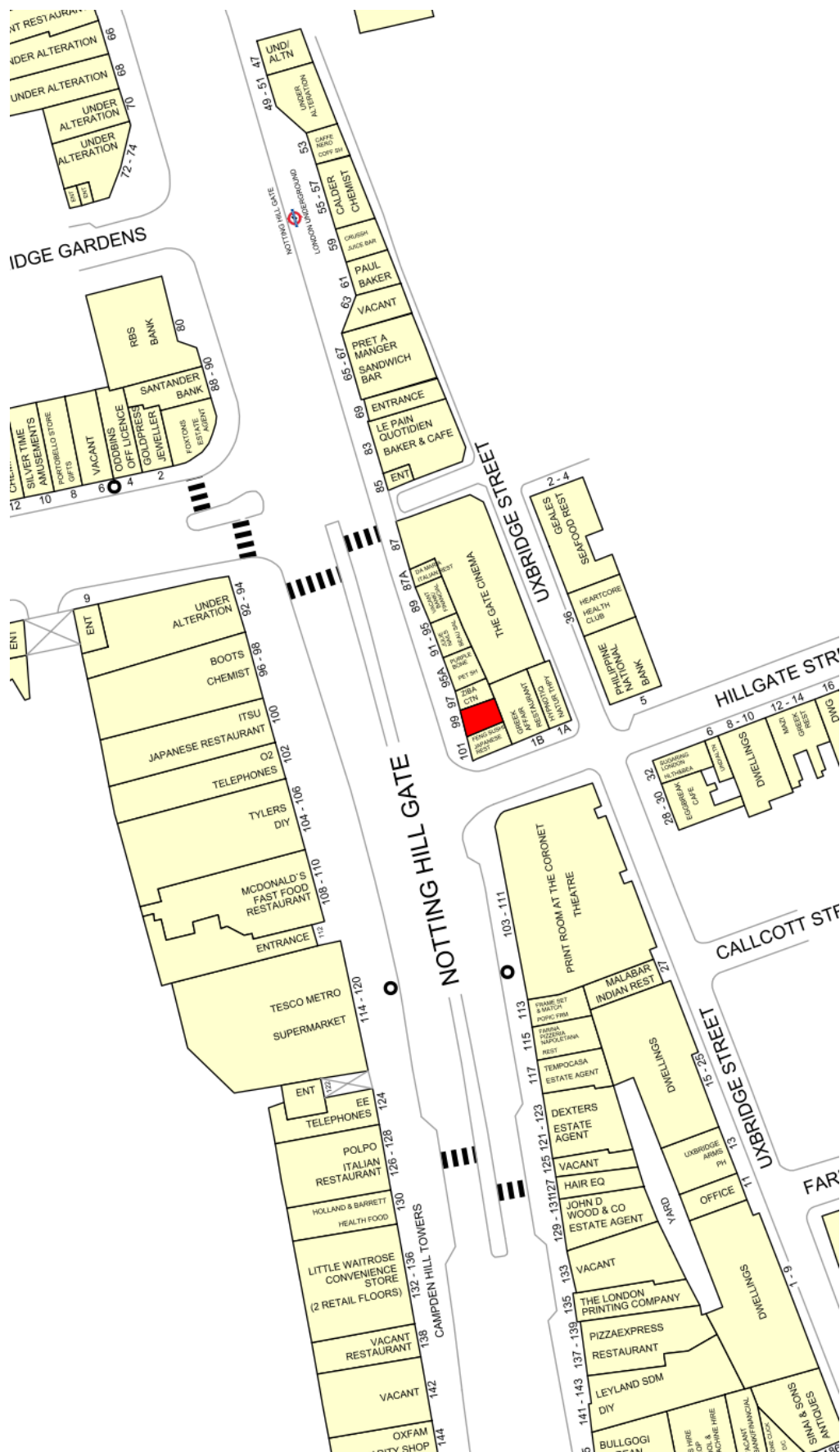
Legal Costs.

Each party is responsible for their own costs.

Subject to Contract.

March 2021

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