

**Ground and Lower Ground Floor Retail/Office Premises  
Occupying Prominent Corner Position  
Close to Notting Hill Gate Underground Station  
To Let  
1179 sq ft (net)/109.56 sq m**



**26 Notting Hill Gate  
London  
W11**

**Location**

The premises are situated on the northern side of Notting Hill Gate, at its corner with Linden Gardens. Notting Hill Gate Underground Station is within a two-minute walk and several bus routes go straight into the West End.

**Description**

The premises occupy a prominent corner position and comprise a ground floor and basement shop with its main frontage being to Notting Hill Gate and a good return frontage to Linden Gardens. The premises have been used until recently as a retail Bakery/Café.

There is mezzanine seating to the rear of the ground floor and the basement has a substantial kitchen, a walk-in cold store, male and female WC's, office space and a staff changing room.

**Accommodation**

Ground floor shop 798 sq. ft  
Lower Ground Floor 381 sq. ft  
**Total 1179 sq.ft approx.**

Amenities include:

- \*Prominent corner position
- \*Mezzanine seating
- \*Walk-in cold store
- \*Kitchen
- \*Two WC's
- \*Office

**Tenure**

Leasehold

**Lease Terms**

A new Full Repairing and Insuring Lease for a term by arrangement.

**Rent**

£70,000 per annum exclusive

**Rateable Value**

£59,500 (RBKC)

**Rates Payable**

£19,613.81 (April 2020/21)

**We strongly recommend you verify the above figures with the Business Rates Dept of the RBKC**

**Legal Costs**

Each party is to bear their own legal costs

**Possession**

Full vacant possession immediate upon completion of legal formalities

**Viewing**

Strictly by appointment with **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.