

# **138, Notting Hill Gate, London, W11 3QG** PRIME RETAIL UNIT AVAILABLE SUBJECT TO VACANT POSESSION

# Summary

- High footfall location
- Adjacent to Waitrose

# Location

The subject premises is positioned in a busy location on the northern side of Notting Hill Gate, between **Waitrose** and **M&S**.

Notebale retailers in the vicinity include Boots, Itsu, EE and Holland & Barrett.

# Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor	1,128	104.79
First Floor	929	86.30
Total	2,057	191.09

# TENURE

The property is available by way of a new lease for a term to be agreed with the landlord. The lease will be contracted outside the Landlord & Tenant Act 1954 Part II (as amended).

#### Rent

£155,000 per annum exclusive of rates, service charge and VAT (if applicable).

# Rates

Rates Payable (2017/2018): £49,900 per annum (based upon Rateable Value: £100,000 and UBR: 49.9p)

# EPC

This property has been graded as 114 E.



# **Viewing & Further Information**

Viewing is strictly by appointment with:

**Steve Young** t: +44 (0)207 399 5596

e: steve.young@eu.jll.com

#### Nisha Masson

t: +44 (0)207 318 7866 e: Nisha.Masson@eu.jll.com

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