

# 138, Notting Hill Gate, London, W11 3QG

## PRIME RETAIL UNIT AVAILABLE SUBJECT TO VACANT POSSESSION

### 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**.

Notable 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
<b>Total</b>	<b>2,057</b>	<b>191.09</b>

### 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

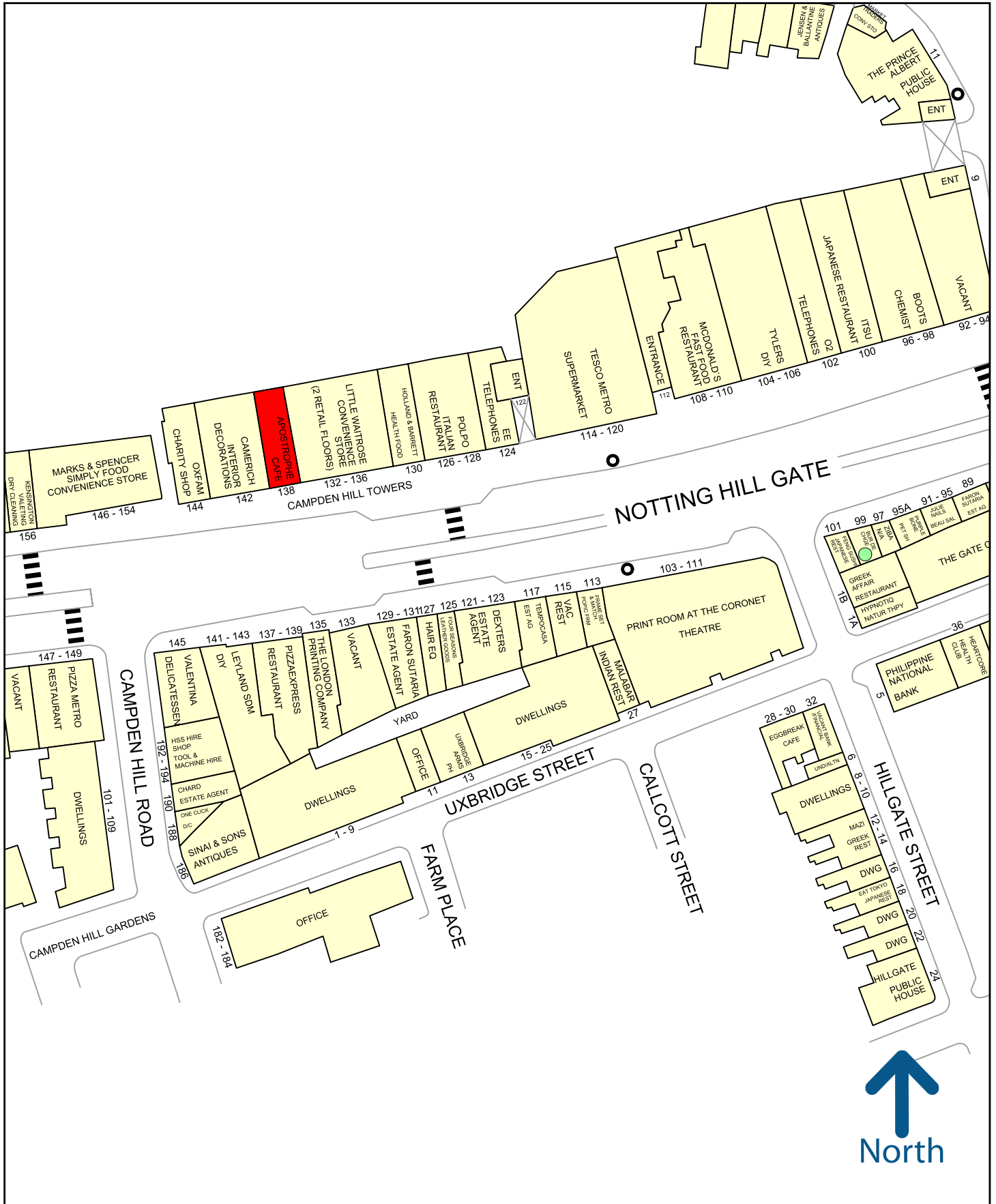
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Experian Goad Plan Created: 11/10/2017  
Created By: Jones Lang LaSalle Ltd

