

Notting Hill Gate

Workshop or Storage Unit To Let

558 sq ft 51.9 sq m



3a Hillgate Street, W8 7SP

Situation & Location The property is situated the junction of **Hillgate Street** and **Uxbridge Street**, immediately to the south of **Notting Hill Gate** with all its amenities and very close to the **Notting Hill Gate Underground** which is served by **Circle, Central** and **District Lines** . Please see location plan below.

Description & Accommodation The property which has its own private entrance fronting Uxbridge Street comprises a ground floor workshop/storage area of 35.8 sq m (385 sq ft) and a basement office of 16.1 sq m (173 sq ft)

Rent **£17,500** per annum exclusive, payable monthly/quarterly in advance, subject to five yearly upward only review.

Lease A new effectively full repairing and insuring lease is available for a term of up to 10 years, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954 and subject to a rolling landlord's development break on six months notice.

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

Energy Performance Certificate An EPC has been commissioned – copy certificate and recommendations on request

Business Rates

The local authority has verbally informed us that the rateable value for the premises is £9,900 and the rates payable for the current year ending 31/03/18 are £3,887 although **qualifying businesses will pay no rates** at all. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT To be confirmed

Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

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SUBJECT TO CONTRACT & STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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