

Notting Hill W11

Restaurant to Let – No Premium

579 sq ft sales 330 kitchen/ancillary



Ground floor and basement, 16 All Saints Road, London W11 1HH

Situation & Location

The property is situated on the eastern side of All Saints Road, close to the junction with St Lukes Mews. Other F&B operators located close by in All Saints Road include **Firezza, 7 Saints, The Flatmates Bar, the Conscience Kitchen. Portobello market** is a two minute walk away. Please see Goad traders plan below.

Description & Accommodation

The property comprises a self-contained ground floor and basement restaurant providing the following approximate floor areas:-

Ground floor sales 579 sq ft 54 sq m

Basement Kitchen 230 sq ft 21.4 sq m M&F Customer WC's plus Staff WC

Basement storage 100 sq ft 9.3 sq m

Licence: Current premises on licence to 23.00 Sun-Thurs; 23.30 Fri-Sat

Rent £38,500 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of up to 15 years

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own VAT Will not apply

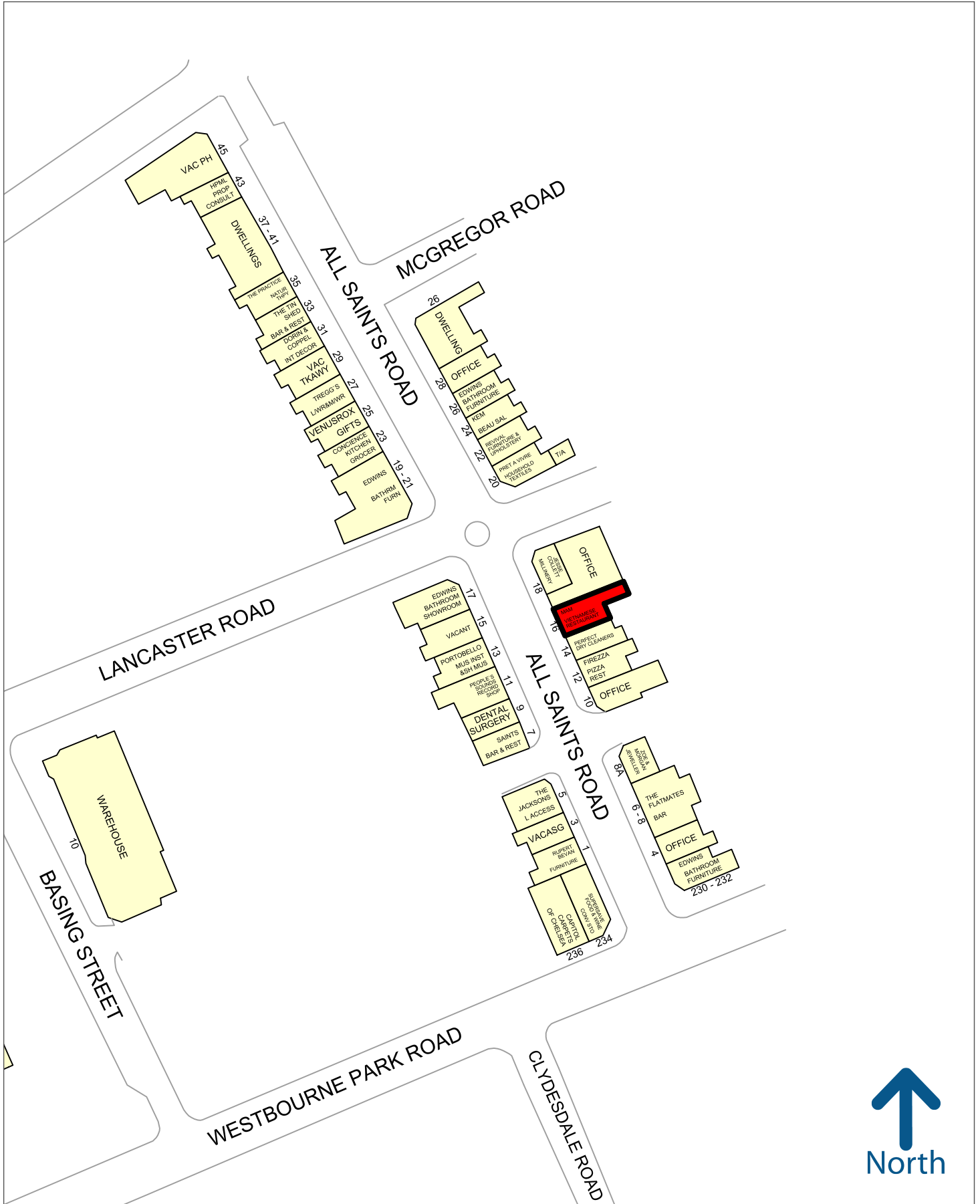
Energy Performance Certificate Currently Band F - remediation in hand

Business Rates The published rateable value for the premises is £21,000 and the rates payable for the current year ending 31/03/23 are £10,479 before the 50% discount for this year available to qualifying occupiers. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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.



50 metres

Experian Goad Plan Created: 04/06/2022
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