

## **Notting Hill Gate W11**

Retail and Residential Building To Let

**Shop & Basement 80 sq m, plus 3 Bedroom HMO**



**32 Pembridge Road W11 3HN**

## Situation & Location

The property is situated on the the eastern side of Pembridge Road, close to the junction with Notting Hill Gate. Pembridge Road carries the heavy tourist footfall from Notting Hill Gate up to Portobello Market. Other retailers located in the block include Starbucks & Amorino Please see Goad traders plan below.

## Description & Accommodation

The property comprises a mid-terraced building arranged as a self-contained ground floor and basement retail unit plus a self-contained residential upper part in C4 (HMO) use, providing the following accommodation:

<b>Shop</b>	Internal Width	12'6 "	Shop Depth	27'6 "
	Ground floor sales	306 sq ft	28.4 sq m	
	Ground floor rear storage	98 sq ft	9.1 sq m	
	Basement storage	462 sq ft	43 sq m	

**Upper Maisonette** (HMO) comprising WC and bathroom on half-landing; first floor reception room and separate kitchen; second floor three bedrooms.

**Rent** £70,000 p.a. payable quarterly in advance, subject to upward only review 16.06.28

**Lease** A new full repairing and insuring under lease is available for a term of eight years

**Legal Costs** Each party to bear their own      **Energy Performance Certificate** Band C

**Business Rates** Currently rated with adjoining property – details on request

**VAT** Not currently opted      **Possession** Immediate upon completion of legal formalities

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

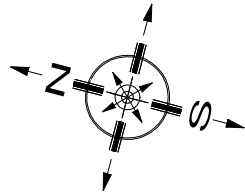
**Tel:** 0207 938 3990      Jeremy Barnard      [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)


## SUBJECT TO CONTRACT AND STATUS

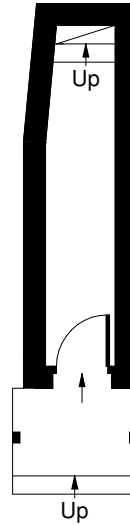
**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties 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.

# Pembridge Road, W11

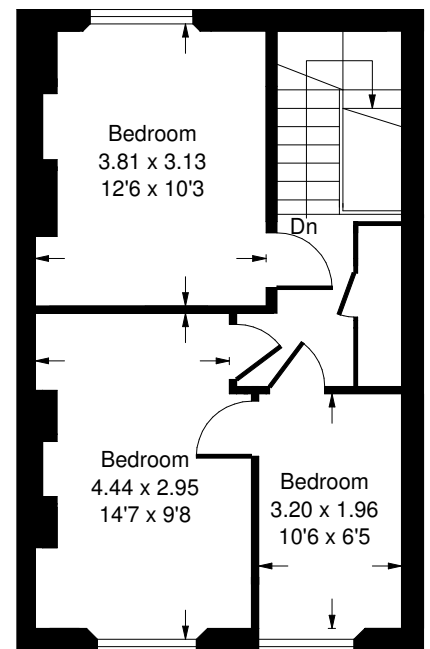
Approx. Gross Internal Area  
197 sq m / 2120 sq ft



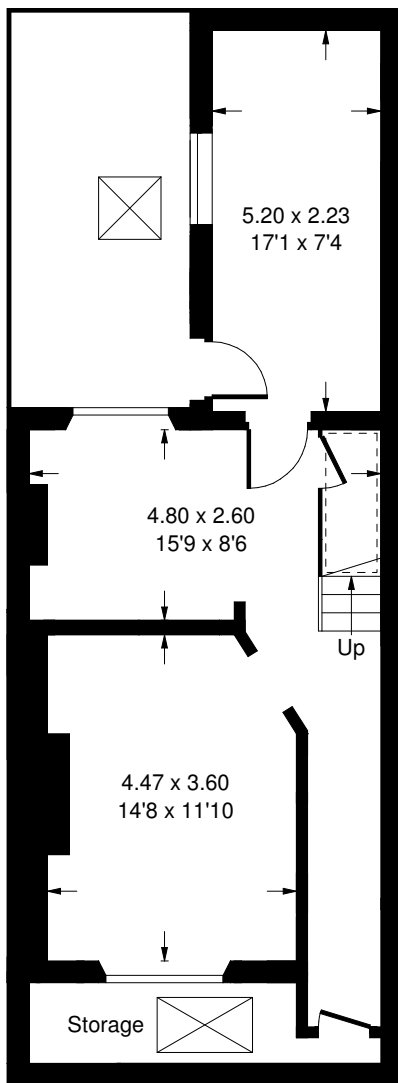
 = Reduced headroom  
below 1.5 m / 5'0"



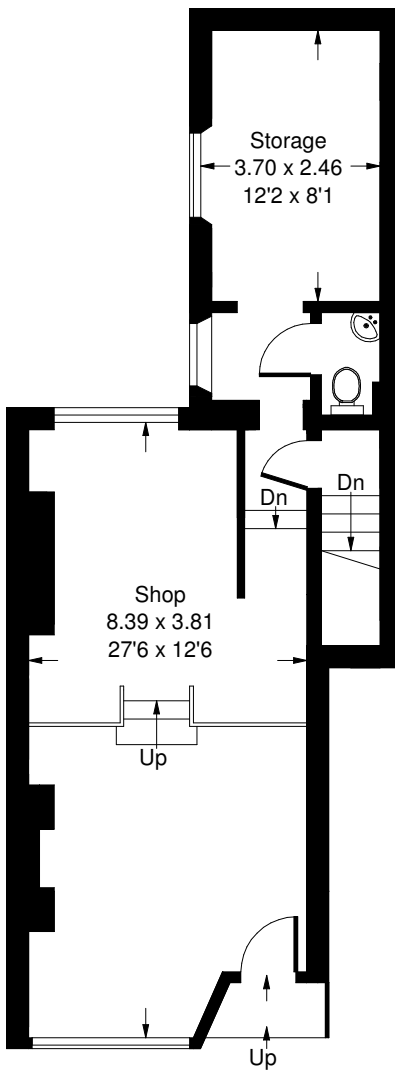
Ground Floor



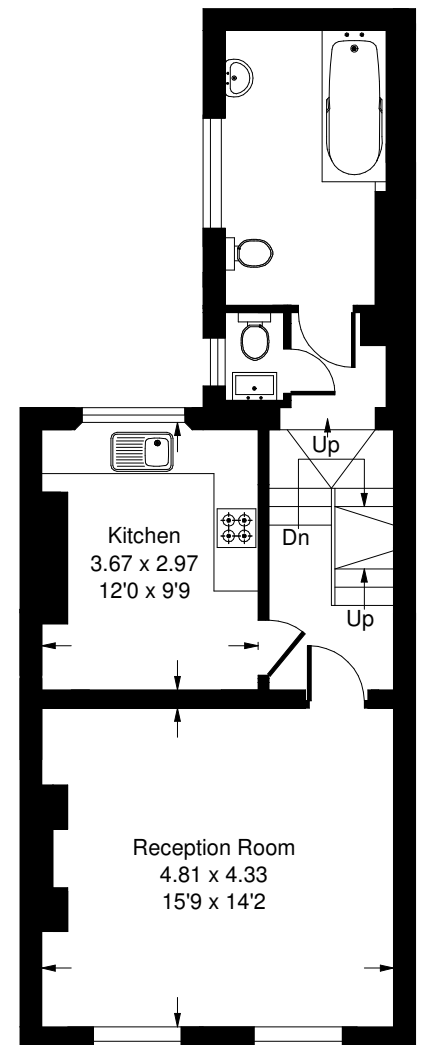
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

