

LEWIS
CRAIG



A4 PROPERTY

Lease Available

Notting Hill Pub Opportunity
Prominent Corner Premises - Midnight Licence



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45 All Saints Road, Notting Hill, London W11 1HE

Approx. 2,491 sq ft NIA

Location

The premises occupy a prominent corner position, at the junction of All Saints Road and Tavistock Road. Situated equidistant between Ladbroke Grove and Westbourne Park underground stations, with Portobello Road being a 3-minute walk away. Occupiers in the near vicinity include Portobello Road market, Ukai Bar Restaurant, Conscience Kitchen, and Firezza Pizza, to name but a few.

Nearby

Portobello Road
Visit The Worlds Largest Antiques Market

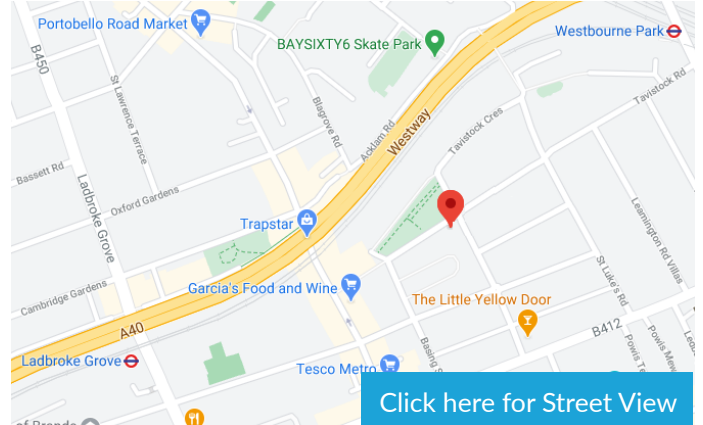
UKAI
Bar Restaurant



FIREZZA
PIZZA FOR LIFE

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Accommodation

Arranged over ground, basement and first floors, providing following approximate NIA areas:

Ground Floor (Bar & Seating)	1,346 sq ft
First Floor (Bar & Seating)	450 sq ft
Basement (Kitchen & Store)	695 sq ft
Total Net Internal Area	2,491 sq ft 231.51 sq m

Lease

Assignment of lease, expiring April 2032 at a current rental of £85,000 pax, with next Rent Review in April 2022. The lease has an option to renew.

Premium

£125,000 is sought for the benefit of the Leasehold Interest and Premises Licence. Fixtures and fittings to be agreed.

Licencing

The Premises Licence allows:

Supply of Alcohol:

Until 12:00 am - Monday to Saturday
Until 10:30 pm - Sunday

Rates

We understand that the property is assessed as follows.

Rateable Value	£43,250
Payable 2020/21	£nil

Interested parties are advised to verify with the Local Rating Authority.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

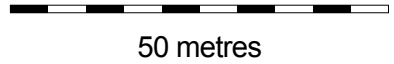
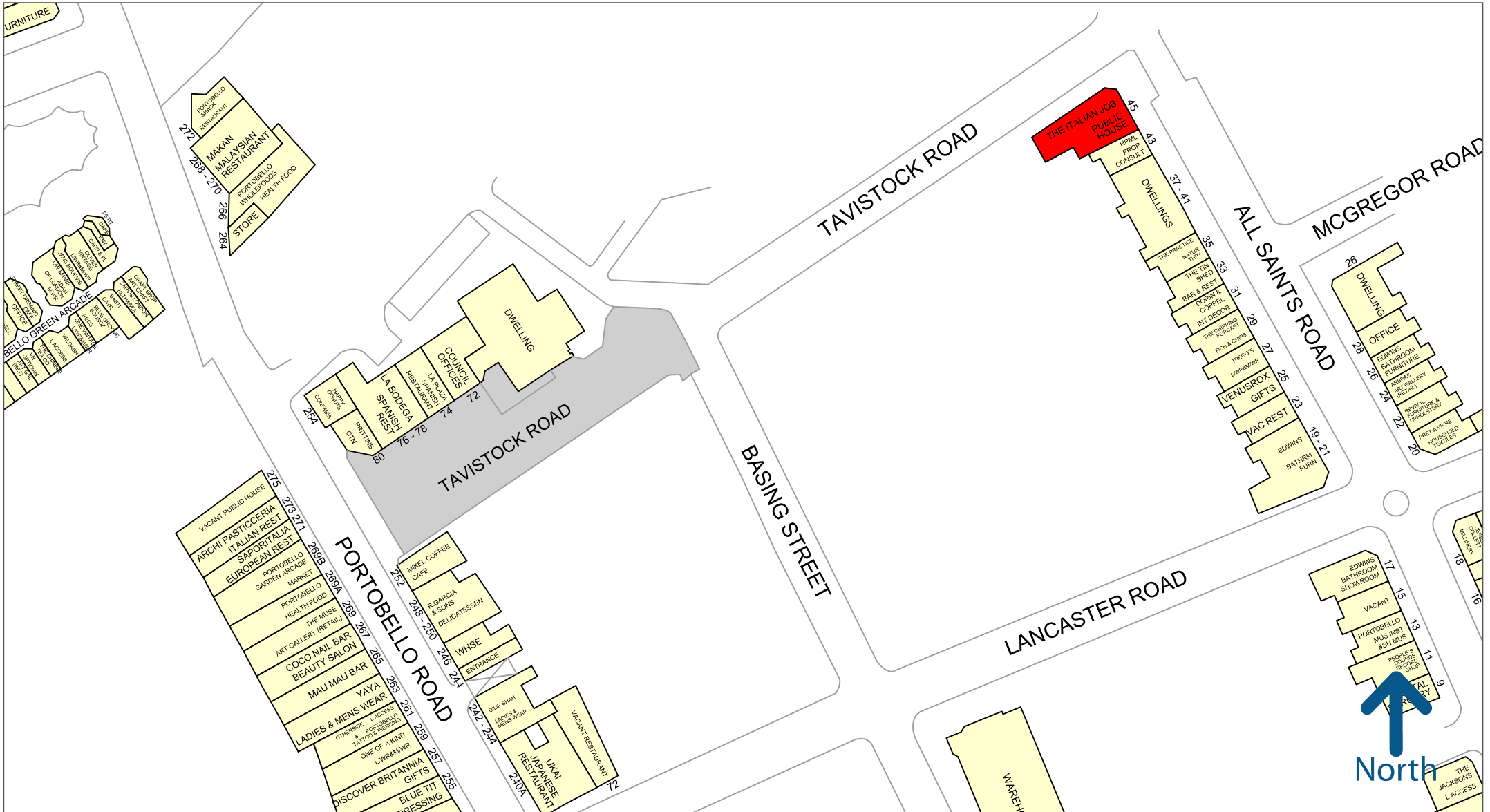
An Energy Performance Certificate is available upon request.

Contact

For further information please contact sole-agents:

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Experian Goad Plan Created: 09/02/2021
Created By: Lewis Craig

