

Notting Hill Gate W11

Freehold Retail Investment with Vacant Upper Parts

Retail let to Dexters London – upper floors offices and flat



121 Notting Hill Gate, London W11 3LB

Situation & Location

The property is situated on the southern side of Notting Hill Gate, close to the junction with Campden Hill Road. Other retailers located in the terrace include John D Wood and Pizza Express, with Tesco Express, McDonalds, Waitrose and Marks & Spencer opposite. Please see Goad traders plan below. Notting Hill Gate Underground (Circle, District, Central Lines) is close by, as are Portobello Market and Kensington Gardens.

Description & Accommodation

The property comprises a self-contained shop and basement, with offices on first and second floors above, and a one-bedroom flat on the third floor. The upper parts has a gross internal area of approximately 1,670 sq ft 155.2 sq m.

The accommodation is as follows – please also see floorplans below:-

Shop & Basement

Ground floor sales 488 sq ft 45.3 sq m (379.5 units ITZA)
Basement Ancillary 294 sq ft 27.3 sq m Basement Store 227 sq ft 21.1 sq m

Offices

Half Landing WC;
First Floor (Two Offices) 421 sq ft 39.1 sq m net internal
Second Floor (Two Offices) 421 sq ft 39.1 sq m net internal

Total offices 842 sq ft 78.2 sq m net internal

Third Floor Flat

Kitchen; Reception Room; Bedroom; Bathroom & WC approx. 461 sq ft 42.8 sq m gross internal

Tenancy

The ground floor and basement is let from 18th May 2026 to **Dexters London Ltd** on an FRI lease with a term of five years (inside the Act) with a tenant option to break at the end of the third year, on six month's notice, at a rent of **£52,500** per annum.

Dexters London Ltd is a leading estate agency group. Most recently published results stated a turnover of £221 million and an operating profit of £47 million.

The upper floors are offered with the benefit of **full vacant possession**.

Tenure

Freehold

Guide Price £1,750,000

VAT The property is not VAT opted

EPC's

The Energy Performance Ratings are as follow:- Shop & Basement 70 (C); First Floor Office 66 (C); Second Floor Office 85 (D); Third Floor Flat 40 (E)

Contact

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

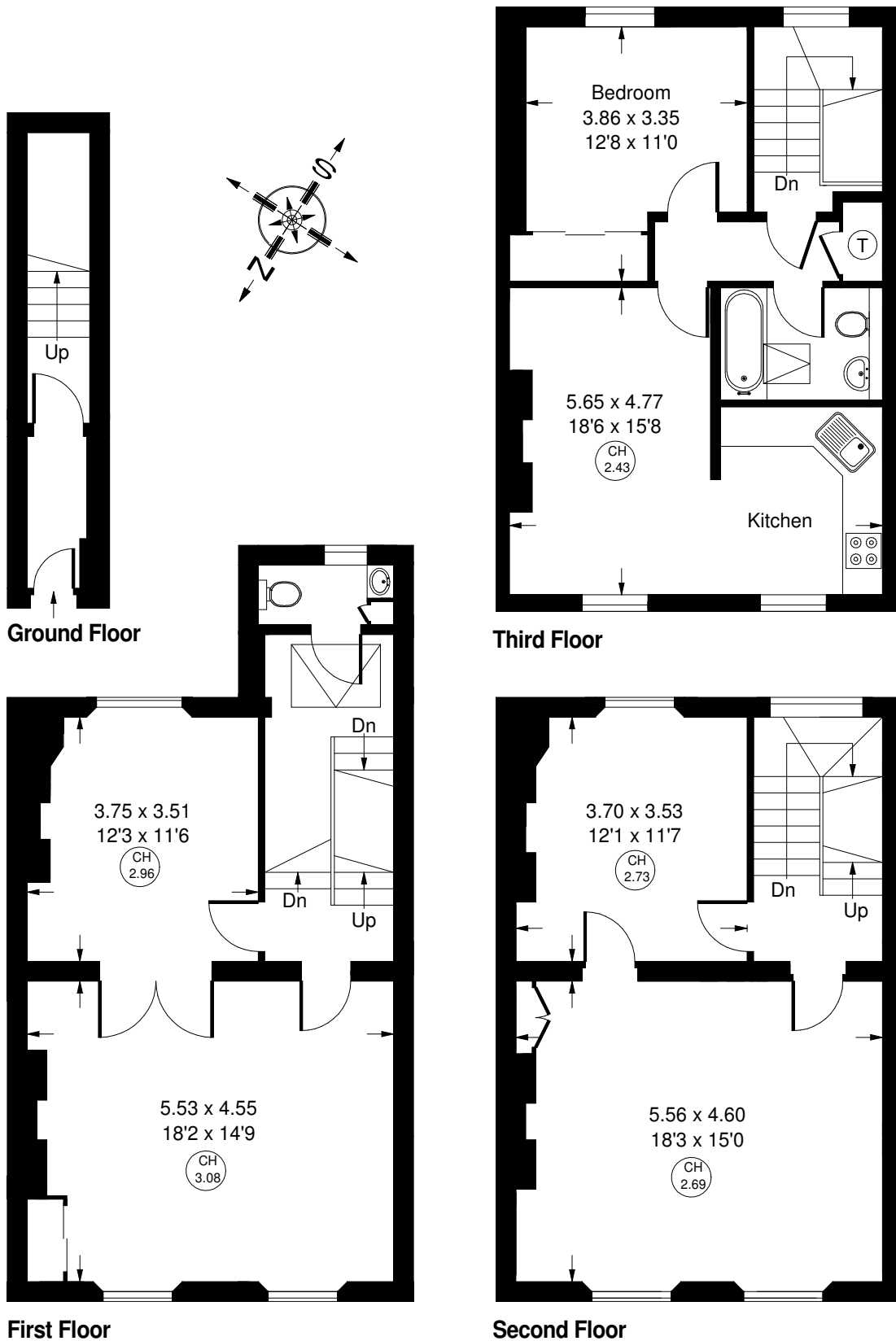
Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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.

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Approx. Gross Internal Area
155.2 sq m / 1670 sq ft



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.

