

**Notting Hill Gate W8**

**Prominent A2 shop – Lease Available**

**1,016 sq ft 94.4 sq m**



**190 Campden Hill Road, W8 7TH**

**Situation & Location**

The property is situated on the eastern side of **Campden Hill Road**, close to the junction with Notting Hill Gate and within easy reach of **Notting Hill Gate underground** (Central, Circle, District Lines) Other retailers located nearby include **HSS Hire, Pizza Express, Marks & Spencer, Leyland SDM, Waitrose & Sweatshop** . Please see attached Goad traders plan.

**Description & Accommodation**

The property comprises a self contained ground floor and basement Class A2 retail unit providing the following approximate floor areas (please see floorplan below):-

Ground floor sales & office 572 sq ft 53.2 sq m

Ground floor office, breakout area & kitchen 445 sq ft 41.3 sq m

**Amenities** Air conditioning Kitchen WC

**Terms** An assignment of our client's full repairing and insuring lease expiring 24<sup>th</sup> March 2024 with a current rent of **£30,000** per annum, subject to rent review and tenant break option in March 2019.

**Legal Costs** Each party to bear their own

**Energy Performance Certificate** Copy EPC available on request. Energy Performance Asset Rating 108 (Band E)

**Business Rates** The local authority has verbally informed us that the rateable value for the premises is £23,250 and the rates payable for the current year ending 31/03/ 17 are £11,253. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

**Possession** Immediate upon completion of legal formalities

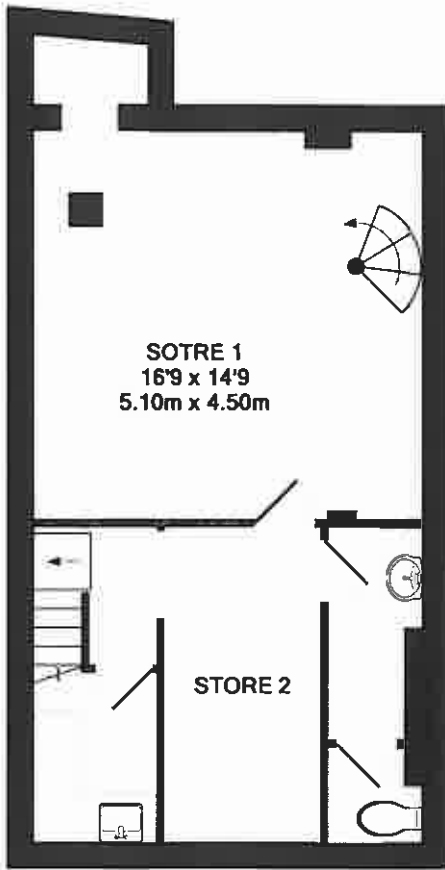
**Contact**

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

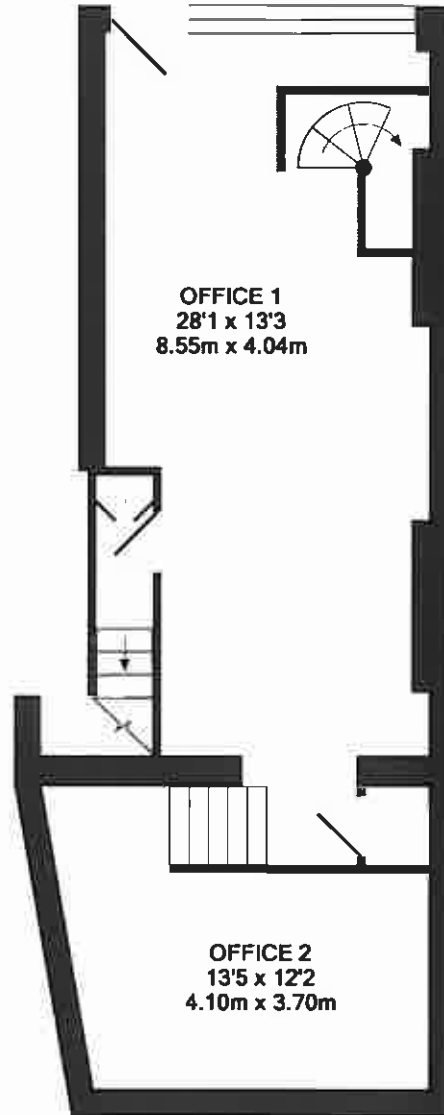
Jeremy Barnard [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

JMW Barnard LLP, 181 Kensington High Street, London, W8 6SH.

**SUBJECT TO CONTRACT, STATUS & VAT 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.



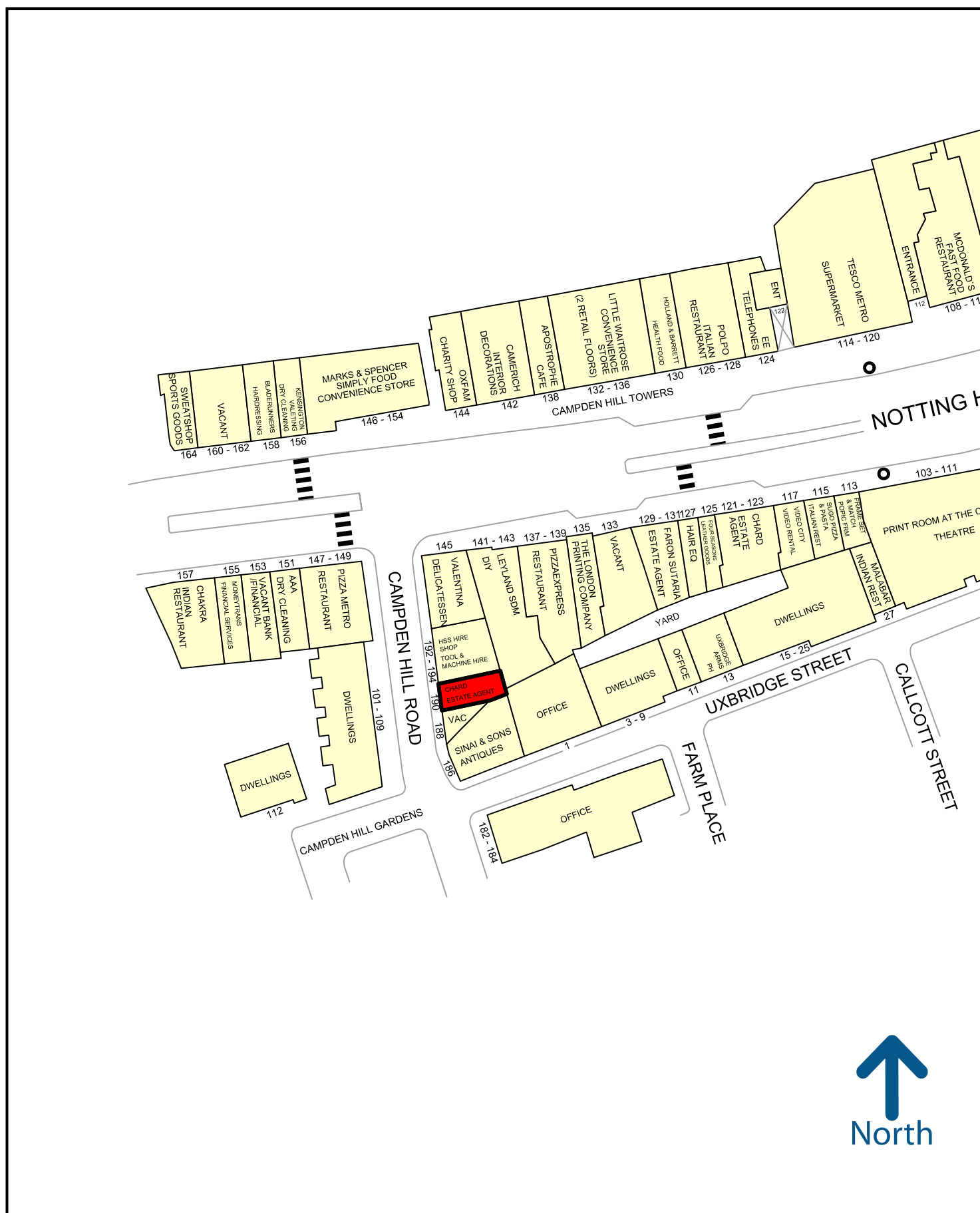
**BASEMENT LEVEL**  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)  
**CAMPDEN HILL ROAD W8**  
**TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)**



All measurements taken to RICS Guidelines for Accuracy of Floor Plans. Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with MetCad v10 2012



50 metres

Experian Goad Plan Created: 27/09/2016  
Created By: JMW Barnard