

## Notting Hill W11

### A3 restaurant to let no premium



**The Clarendon, 123a Clarendon Road, W11**

#### **Situation & Location**

The property is located in a residential area at the northern end of Clarendon Road at its junction Portland Road. Clarendon Road runs north from Holland Park Avenue into Notting Hill and thus lies close to one of London's most affluent residential districts . Please see attached location plan.

## **Description & Accommodation**

The property comprises a self contained restaurant arranged over basement, ground and first floors, and two floors of residential above, with separate access, which are in separate ownership.

Externally the property has the benefit of a first floor terrace at the front of the building which is used for dining (weather permitting).

Basement ancillary areas:	761 sq ft
Ground floor dining area:	805 sq ft
Ground floor kitchen and ancillary area:	398 sq ft
First floor dining area:	383 sq ft
First floor ancillary area:	<u>193 sq ft</u>

**Total** **2,540 sq ft**

Externally -

Terrace: 422.47 sq ft

## **Terms**

A new effectively full repairing and insuring lease is available for a term 15 years at an initial rent of £95,000 per annum exclusive, subject to five yearly upward-only rent reviews.

## **Energy Performance Certificate**

An EPC has been commissioned – copy available on request

## **Business Rates**

The local authority has verbally informed us that the rateable value for the premises is £72,000 and the rates payable for the current year ending 31/03/14 are £35,352. 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

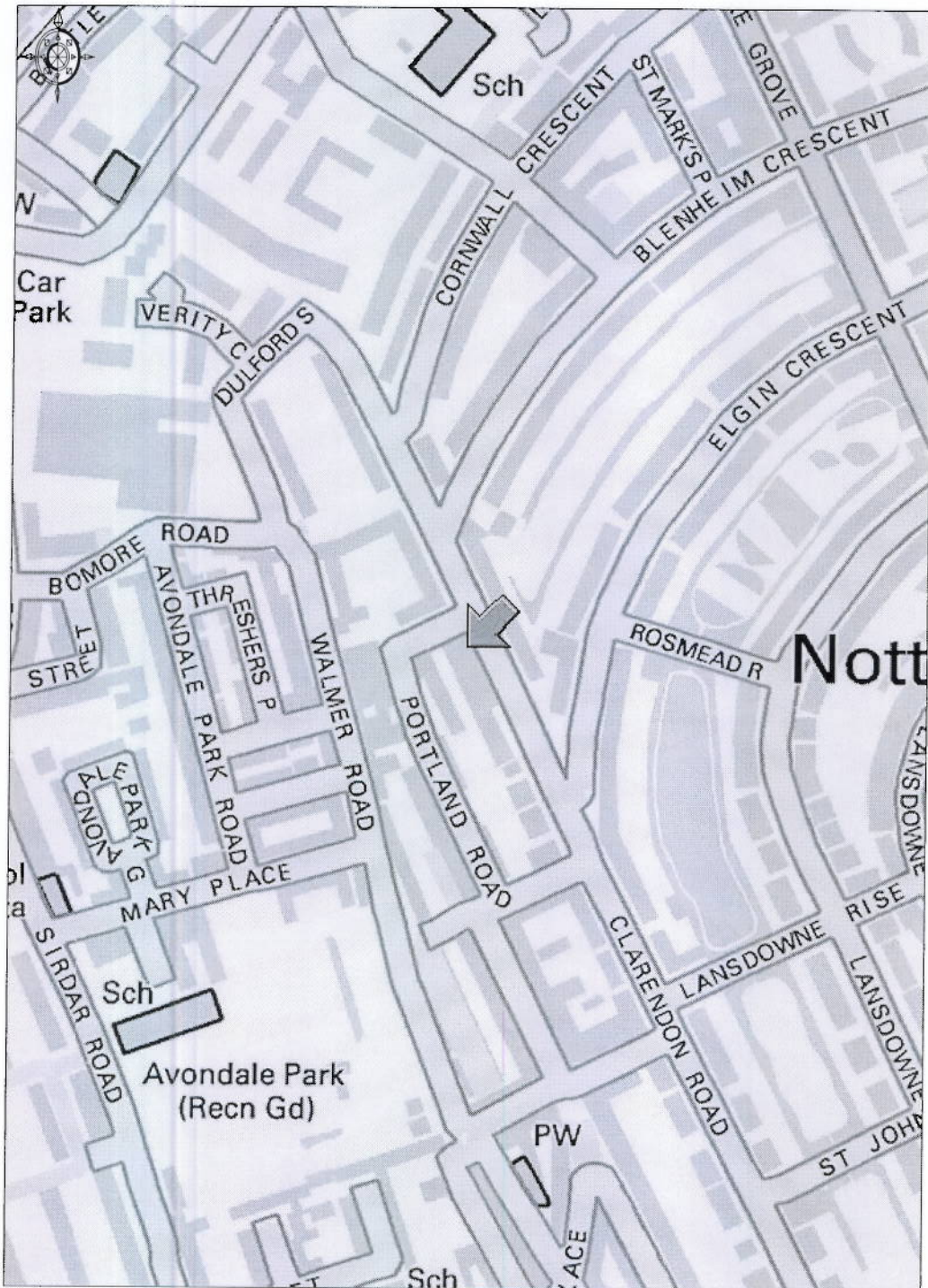
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### **SUBJECT TO CONTRACT & STATUS**

**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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