



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

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Knightsbridge  
London SW3 2ND  
Tel : +44 (0)20 7581 9722

## 151 Notting Hill Gate

### London W11

**Will consider A1 or D1 use (STPP)**

#### Location

The premises are located on the south side of Notting Hill Gate nearby to Holland Park (Central Line) and Notting Hill Gate (Central, District & Circle Line) underground stations.

Nearby occupiers include M & S Simply Food, Little Waitrose, Polpo, EE, Pizza Express, Valentina and Camerich.

#### Description

The premises are arranged over ground and basement. The shop benefits from an attractive glazed frontage and good natural light.

The approximate net internal areas are as follows:

<b>Ground</b>	759 sq.ft	70.51 sq,m
<b>Basement</b>	550 sq.ft	51.10sq,m
<b>Total</b>	<b>1,309 sq.ft</b>	<b>121.61 sq.m</b>

*Areas are subject to confirmation after the development is completed*

#### Viewings

Viewings strictly by prior appointment through sole agents:

Ian Simpson  
T 020 7590 8957  
E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

Michael Hole  
T 020 7590 8954  
E [michael@milescommercial.co.uk](mailto:michael@milescommercial.co.uk)



#### Lease

To be an effective full repairing and insuring lease for a term of 10 years contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).

#### Rent

Inviting offers in excess of **£60,000 pax.**

#### Rates

Interested parties are advised to make their own enquiries with the relevant local authority.

#### Legal Costs

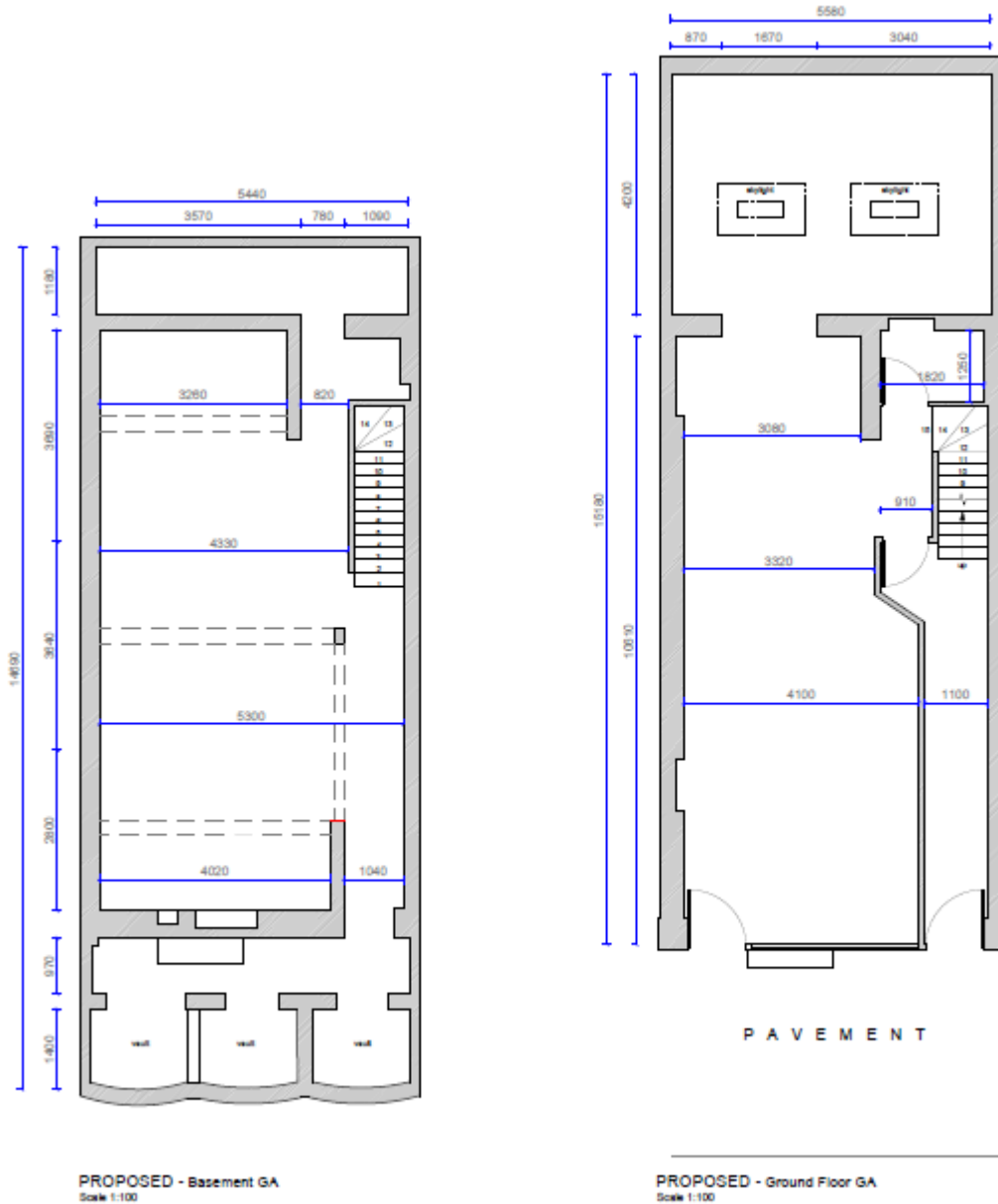
Each party to bear their own



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## PROPOSED FLOOR PLAN

For indicative purposes only and not to scale.



EPC Available upon request

Ian Simpson

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E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

Michael Hole

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E [michael@milescommercial.co.uk](mailto:michael@milescommercial.co.uk)



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Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA  
Company registration No:2591029

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