

## SMALL FULLY FITTED RESTAURANT FOR SALE

### 23 Pembridge Road, Notting Hill, W11 3HG



#### Location

This fully fitted restaurant is in a sought-after location in the popular stretch between **Notting Hill Station** and the world-famous **Portobello Market**. Nearby occupiers include **Arancina Pizza, Brown & Rosie, The Fish House, Patty & Bun** and **Cherrie On**.

#### Accommodation

The premises comprise the whole building arranged on ground, basement and first floors with a rear yard that accommodates a freezer and a cold room and access to a high calibre full extraction system to roof level.

The approximate floor areas are as follows:

Ground Floor Trading	385 sq ft
Basement Kitchen	365 sq ft
First Floor Seating	390 sq ft

The seating capacity of the restaurant is about 70 covers. There is a small amount of outside seating potential, currently 2 tables and 4 chairs and a rear yard.

#### Tenure

The premises are held on a lease for a term expiring in June 2027 subject to a rent review in June 2023 at a rental of £90,000 per annum exclusive. The landlords may be prepared to agree to a new lease at a lower rent – details on request.

The rates payable gross of any pandemic relief is approximately £16,000.

#### Price

Whereas substantial capital was recently spent on the infrastructure of this property enabling a full restaurant use including high level ventilation extraction system and heavy-duty kitchen equipment, we are now simply asking for offers for the benefit of the lease, fixtures, fittings, all equipment and the premises licence which permits trading and the sale of alcohol until 11:30 pm 7 days a week.

To request a viewing or more information please contact:

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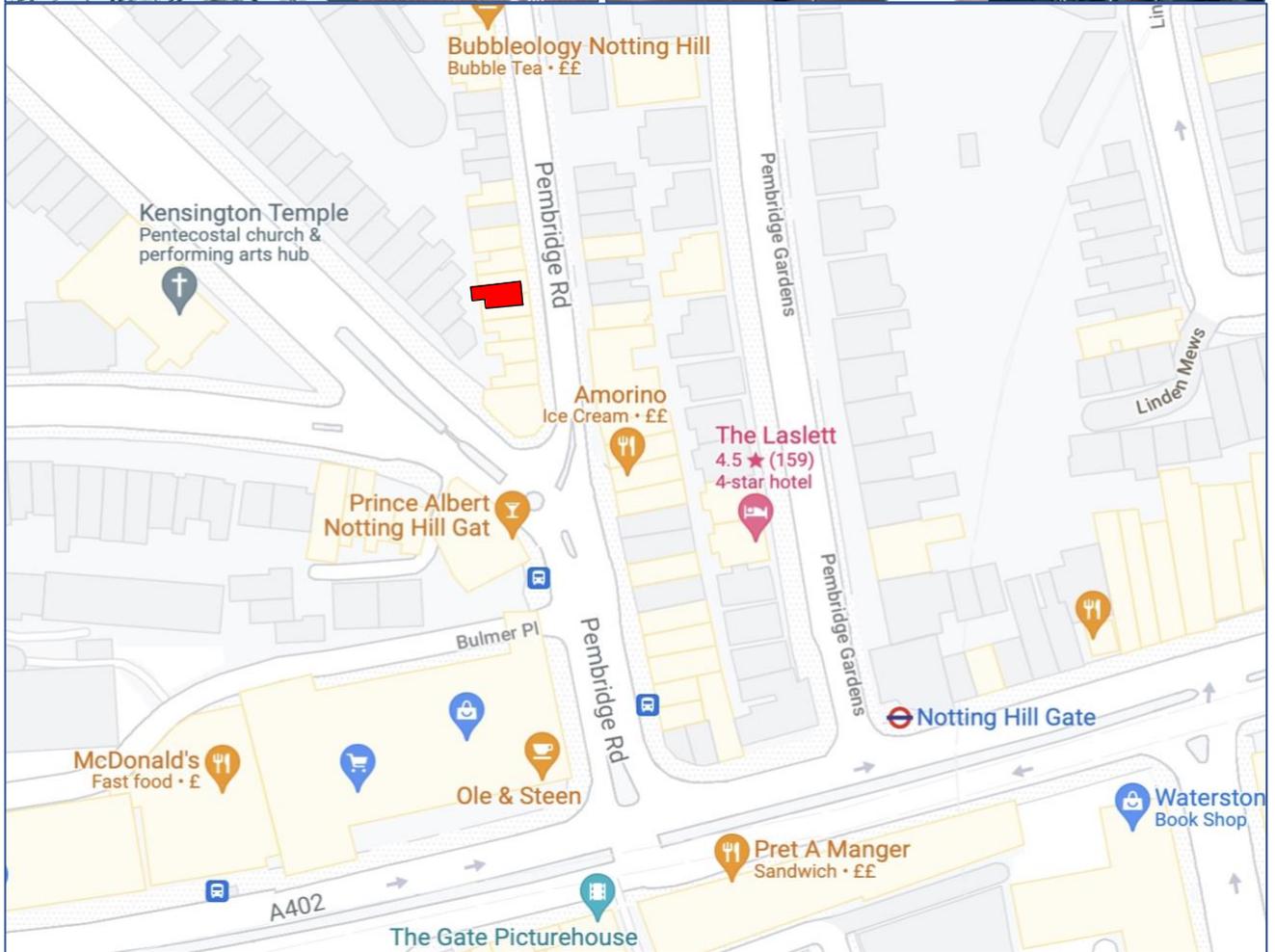
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