



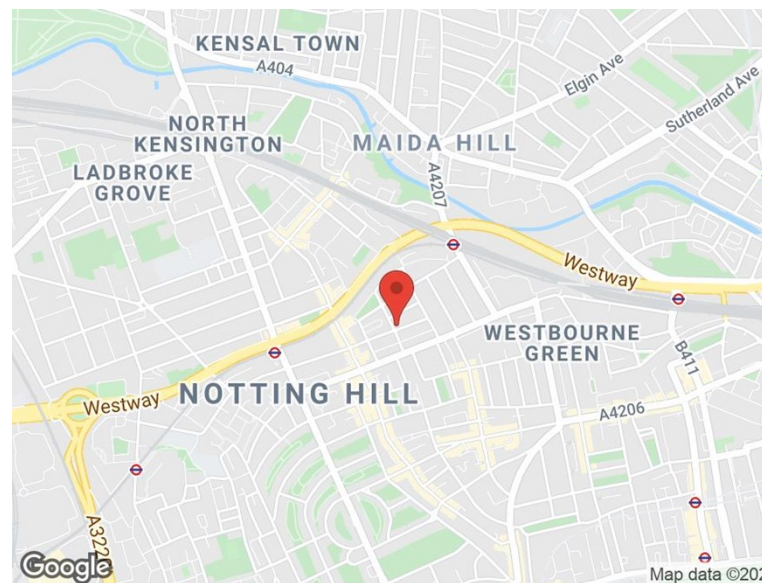
## 22 All Saints Road Notting Hill, London, W11 1HG

A GROUND FLOOR SHOP, BASEMENT & GARDEN ON ALL SAINTS ROAD  
CLOSE TO PORTOBELLO ROAD

### TO LET

Area: 1,126.00 FT<sup>2</sup> (104.61M<sup>2</sup>) Rent: £65,000 per annum, exclusive of VAT

- Three quarter glazed, quad panel front
- Excellent ceiling height to the ground
- Good ceiling height to the basement
- Exposed brick and white plaster walls
- Wood floors to the ground floor
- Track lighting
- Kitchen & W/C
- Garden





## 22 All Saints Road Notting Hill, London, W11 1HG

### LOCATION:

The premises are situated in a parade of shops on the easterly side of All Saints Road between the junctions with McGregor Road and Lancaster Road. Other local businesses include, Edwins Bathrooms, Conscience Kitchen, 7 Saints, The Tin Shed, Indor, Dorin & Coppel, Kem Nail Bar, Portobello Music, The Little Yellow Door and The Pelican. Public transport is accessed via Notting Hill Gate (Central line) and Ladbroke Grove (Hammersmith & City line).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

The shop has a glazed frontage, opening into an open plan retail area with high ceilings and a combination of white plastered walls and exposed brick work, with wood flooring. There is a W/C to the rear of the premises and access to a court yard garden. The basement is arranged as an open plan workshop with vaults storage to the front and a kitchen to the rear.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	473.00	43.94
Basement	533.00	49.52
Vaults	120.00	11.15
<b>TOTAL</b>	<b>1,126.00FT<sup>2</sup></b>	<b>104.61M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £65,000.00

**SERVICE CHARGE:** TBC

**RATES:** Rateable Value £27,250 per annum  
Rates Payable £11,772 per annum

NB – We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department of 0207 361 2828

**POSSESSION:** Full vacant possession immediately on completion of legal formalities. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The premises is not elected for VAT

**EPC:** Available upon request.

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
 07772 874 444  
[justin@knightcommerciallondon.co.uk](mailto:justin@knightcommerciallondon.co.uk)

**Knight Commercial London**