

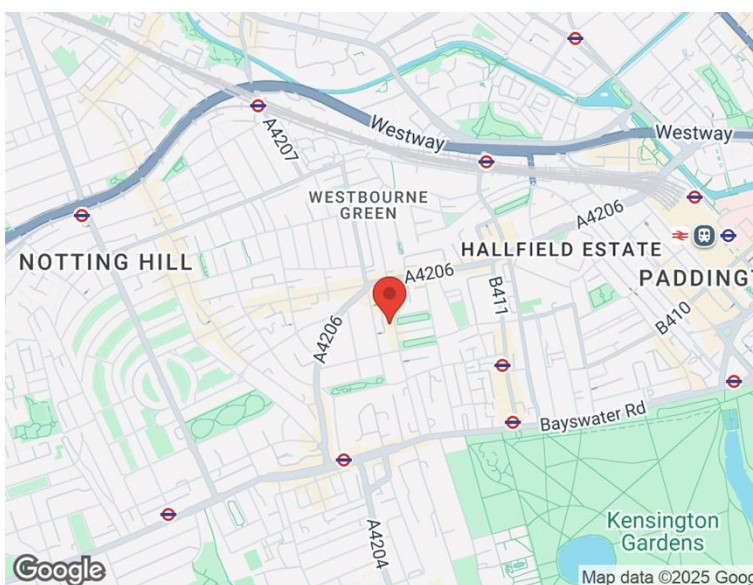
3 Hereford Road, London, W2 4AB

FREEHOLD INVESTMENT - A FULLY FITTED RESTAURANT PREMISES IN CENTRAL NOTTING HILL OFF WESTBOURNE GROVE

FOR SALE

Area: 2,010.00 FT² (186.74M²) Guide Price £1,100,000 subject to contract

- Restaurant area approx. 60 covers
- Ground floor kitchen & extraction
- Basement kitchen / prep area
- Walk in refrigerator
- Ladies & Gents W/C's & staff W/C
- Disabled access W/C
- 3 phase power & gas
- Air conditioning & Megaflow tank



SMART



MOVES

3 Hereford Road, London, W2 4AB

LOCATION:

The premises are situated in a parade of shops and uppers on the westerly side of Hereford Road directly opposite Leinster Gardens. Other local businesses include, Hafez Persian, Sinuhe Restaurant Persian, Aphrodite Taverna, Durbar Tandoori, The Barbary, Fan Fusion Restaurant, Franco Manca, Caffè Nero, Beam Café, 101 West, Sunday In Brooklyn, Gustav Fouche, Bens Fruit & Veg, Prezzemolo & Vitalie, Elegance Laundrette & Dry Cleaners, Lords Builders Merchants and Sainsbury's Local. Public transport is accessed via Westbourne Grove (buses), Bayswater Station (District and Circle lines) and Queensway (Central line).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

The premises are formed from the ground and lower ground floors of a 3 storey, mixed-use, Victorian terraced building. The three-quarter glazed frontage is fitted with a full width sash window and fully glazed door, which leads to a series of built in demi-lune seats and tables opposite an open kitchen with full extraction. A split-level restaurant area extends to the rear under a large central circular skylight, approximately 60 covers.

To the mid-section of the ground floor is a disabled access W/C, fire exit and stairs descending to male and female designated customer W/C's. To the rear of the ground floor kitchen is a second staircase which descends to a basement kitchen, fully fitted with stainless steel work surfaces, sinks and a walk-in chiller. Additionally there is a small office area and 3 tanked vaults to the front of the building, with a staff locker room and W/C to the rear.

Good decorative order throughout with hardwood floors, recessed lighting, air-conditioning, 3 phase power, Megaflow tank, emergency lighting, heat and smoke alarm system and a security alarm.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	1,160.00	107.77
Basement	850.00	78.97
TOTAL	2,010.00FT²	186.74M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

For sale with vacant possession.

PRICE:	Guide Price £1,100,000 subject to contract	RATES:	Rateable Value: £38,000 pa / Rates Payable: £18,962 pa
SERVICE CHARGE:	TBC		
POSSESSION:	Full vacant possession immediately on completion of legal formalities.	LEGAL COSTS:	Each party to be responsible for their own legal costs.
VAT:	Not elected for VAT.	EPC:	Available upon request.

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