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

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

FOR SALE

Area: 1,126.00 FT² (104.61M²) | Guide Price £1,050,000 subject to contract |

- 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





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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 ²	AREA M ²
Ground Floor	473.00	43.94
Lower Ground Floor	533.00	49.52
Vaults	120.00	11.15
TOTAL	1,126.00FT²	104.61M²

FLOOR PLAN: [Click Here](#)

SALE TERMS:

PRICE: £1,050,000.00

RATES:

Rateable Value £24,500 per annum // Rates Payable £12,225.50 per annum

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:

EPC:

Available upon request.

CONTACT:

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