



37 Kensington Park Road, Notting Hill

London W11 3BU

Prime Notting Hill Restaurant Freehold Investment with Vacant Residential Upper Parts



## LOCATION

Notting Hill is one of the most desirable districts in London with its ample green spaces, Portobello Market and the Notting Hill Carnival all adding to its world-famous and distinctive allure.

The restaurant and shopping scene is continually strong and has recently seen a raft of exciting new openings making the headlines with occupier demand trending steadily upwards.

The residential market in Kensington Park Road and Notting Hill generally is one of the most desirable markets in London and has remained resilient in recent months with strong demand reported from buyers and renters.



The property is prominently located on the corner of Kensington Park Road and Blenheim Crescent benefitting from excellent proximity and visibility to bustling Portobello Road while being attractively set back just a little from the crowds at one end of this attractive Victorian terrace.



For many years now one of the most sought-after and talked-about restaurant pitches in London, this stretch of Kensington Park Road and Portobello Road has an excellent track record with notable nearby successes including E&O, L'Osteria Basilico, The Electric and Gold, with many more very close by including The Pelican, Dorian Core, Beach Blanket Babylon, Granger & Co, and The Ledbury.



## FLOOR AREAS

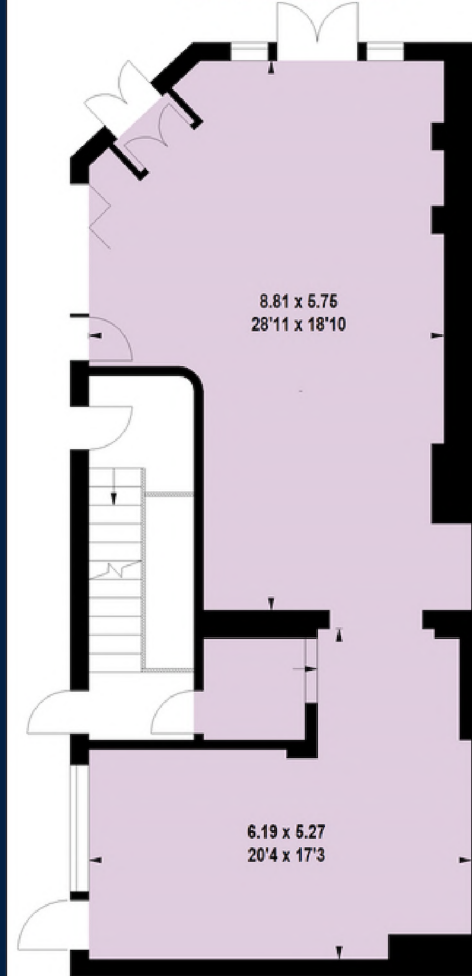
Restaurant	Basement Ancillary / Kitchen:	1,046 sq ft	97 sq m
Restaurant	Ground Floor:	715 sq ft	66 sq m
Residential	First Floor:	415 sq ft	39 sq m
Residential	Second Floor:	415 sq ft	39 sq m
Residential	Third Floor:	415 sq ft	39 sq m
Total		3,006 sq ft	280 sq m

All floor areas are net internal (NIA) and approximate

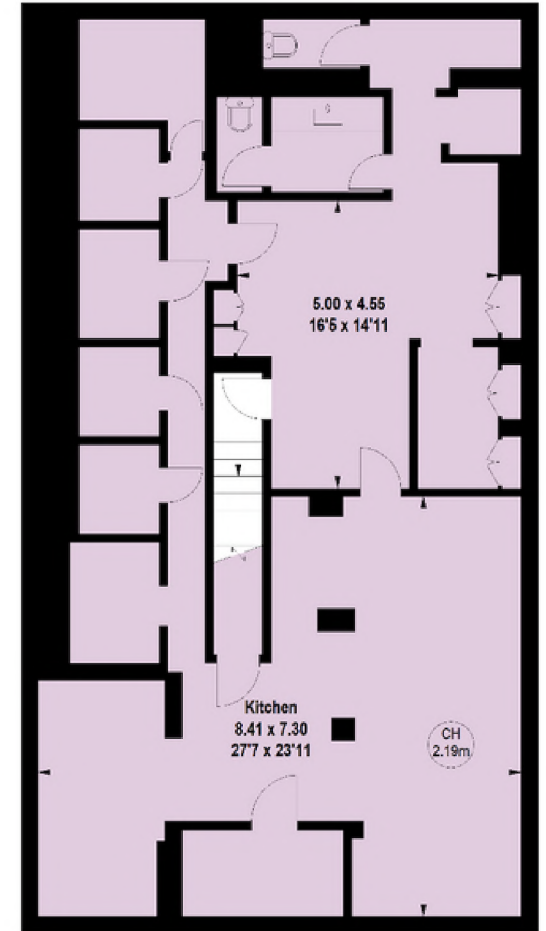
## COMMERCIAL

The ground floor and basement is occupied by independently-owned premium Italian restaurant 'Mediterraneo' that has traded successfully here for over 25 years, appealing to both locals and tourists. The ground floor dining room spills out attractively into the street adding considerably to the number of available covers. The kitchen, washrooms and further dining space are in the basement. The restaurant benefits from full kitchen extraction, planning consent and a valuable premises licence.

### GROUND



### BASEMENT

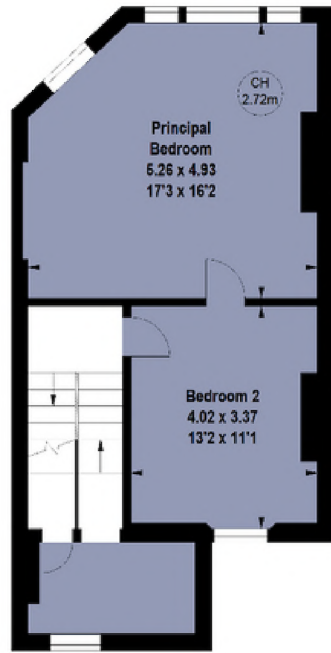
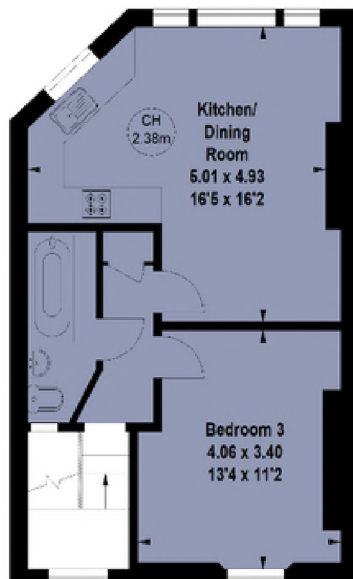


The commercial lease is due for renewal next year and the tenant has indicated they would like to renew.

Lease headlines as follows:

Demise	Ground floor and basement
Tenant	Eurogold Restaurants Ltd
Lease	25 years from September 1999 inside the Act
User	Wine or cocktail bar and restaurant
Expiry	29th September 2024
Passing Rent	£82,500 per annum exclusive *
Reviews	Five yearly upwards only

\*Our research shows recent comparable evidence supports a considerable rental increase in 2024.

**FIRST****SECOND****THIRD****RESIDENTIAL**

The residential accommodation is arranged over 1st, 2nd and 3rd floors. It is all accessed via a dedicated front door and staircase on the side return on Blenheim Crescent. The interior decoration is dated offering interested parties a blank canvas to design their ideal space. It is currently arranged as one 1-bed on 1st floor and one 2-bed maisonette on 2nd and 3rd floors each with a kitchen and bathrooms. However this could be reconfigured to create three 1-beds or one single residence over three floors. The property could possibly be extended at the rear to increase the floor area at 1st floor and improve efficiencies while the roof could also be converted into an attractive terrace, all subject to the necessary consents.

The property is offered for sale freehold with the commercial lease in place and vacant possession of the residential upper parts.

## Price on application

The residential flats are also offered separately without the commercial investment on long leasehold interests to be agreed.

For more information please contact the exclusive agents:



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