





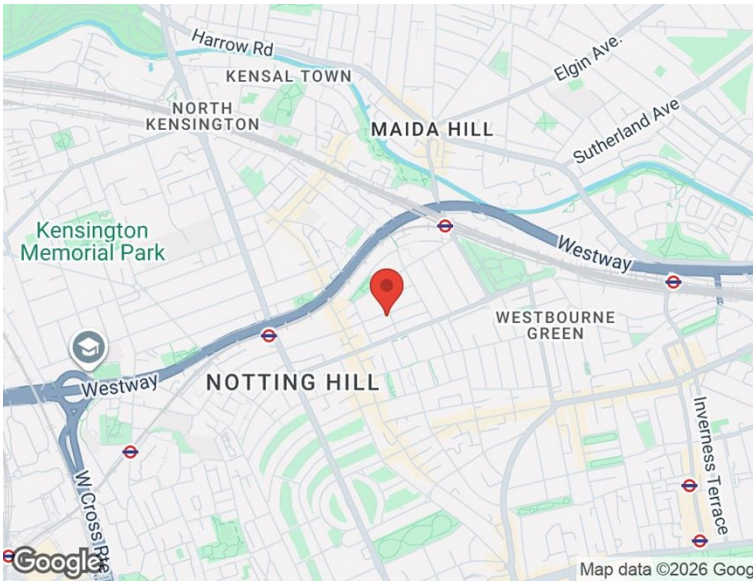
# 17 All Saints Road, London, W11 1HA

## A GROUND FLOOR AND BASEMENT CORNER RETAIL PREMISES ON MUCH SOUGHT AFTER ALL SAINTS ROAD NOTTING HILL

## FOR SALE

**Area: 1,966.00 FT² (182.65M²) £1,025,000 subject to contract**

- Prime corner retail site
- Fully glazed return frontage
- High ceilings
- Uninterrupted retail area
- Basement storage
- Smoke alarm system
- Emergency lighting
- Current use B8, Use Class E granted




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## LOCATION:

The premises are situated at the end of a parade of shops and uppers at the south westerly corner of the junction with All Saints Road and Lancaster Road. The area is principally populated by bespoke, artisan shops, cafes and restaurants including, Rupert Bevan Furniture, People's Sound Records, Pret A Vivre, Indor Home, Dorin & Coppel, Kem Nail Bar, Portobello Music, Venusrox, Conscience Kitchen, The Tin Shed, Rea's, Empire Empire, Via Emilia by Food Roots and The Pelican. Other shops, cafes and restaurants are to be found on nearby Portobello Road. Public transport is accessed via Notting Hill Gate (Central, District & Circle lines) and Ladbroke Grove (Hammersmith & City line).

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

## DESCRIPTION:

A ground floor premises and basement (Use Class B8, planning consent granted for E), formed from the lower half of a 3 storey, mixed-use, Victorian corner building. The return frontage is glazed over-looking All Saints Road, with blanked out windows onto Lancaster Road. The corner entrance leads to an open plan shop, which is currently fitted as a warehouse with floor to ceiling racking and pigeon-holes.

The basement is accessed via stairs to the front and rear of the premises, which comprise 2 storerooms, a kitchen, W/C and 6 vaults storage areas.

The premises has recently been fitted with an upgraded fire alarm system and emergency lighting.

## FLOOR AREA:

| FLOOR | AREA FT² | AREA M² |
|---|---|---|
| Ground Floor Retail Area | 715.00 | 66.43 |
| Lower Ground Floor | 1,233.00 | 114.55 |
| Ground Floor Communal Part | 18.00 | 1.67 |
| **TOTAL** | **1,966.00FT²** | **182.65M²** |

## FLOOR PLAN: Click Here

## SALE TERMS:

For sale with vacant possession.

**PRICE:** £1,025,000.00

**SERVICE CHARGE:** TBC

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**VAT:** Not elected for VAT.

**RATES:** Rateable Value: £11,750 per annum // Rates Payable: £5,076 per annum

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**EPC:** Available upon request.

## CONTACT:


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