

NOTTING HILL GATE

46
48

green&partners

UNIQUE VACANT BANK FREEHOLD FOR SALE
NOTTING HILL, LONDON W11

Investment Summary

ONE OF THE CAPITAL'S
MOST SOUGHT AFTER
WEST LONDON SUBURB

The area is a culturally vibrant location with fashionable shops, a diversity of cafes, restaurants and public open spaces to generate significant tourist activity;

Prominent Class E Freehold for sale;

Buoyant retail pitch with strong tenant demand;

Potential development mixed use opportunity;

Well configured with vacant possession.

THE VENDOR IS SEEKING
OFFERS IN EXCESS OF

£1,815,000

(One Million Eight Hundred and Fifteen Thousand Pounds) subject to contract for the benefit of their freehold interest with vacant possession.



Location

SITUATED JUST 1.5 MILES WEST OF CENTRAL LONDON IN THE ESTEEMED ROYAL BOROUGH OF KENSINGTON & CHELSEA, NOTTING HILL IS BORDERED BY MAIDA VALE TO THE NORTH, KENSINGTON TO THE SOUTH, HOLLAND PARK TO THE WEST, AND BAYSWATER TO THE EAST. THE BOROUGH IS DENSELY POPULATED WITH AROUND 201,000 RESIDENTS, MANY OF WHOM LIVE IN SOME OF THE WORLD'S MOST EXCLUSIVE REAL ESTATE.



TRAVEL TIMES FROM NOTTING HILL GATE

4 MINS
PADDINGTON

16 MINS
KING'S CROSS

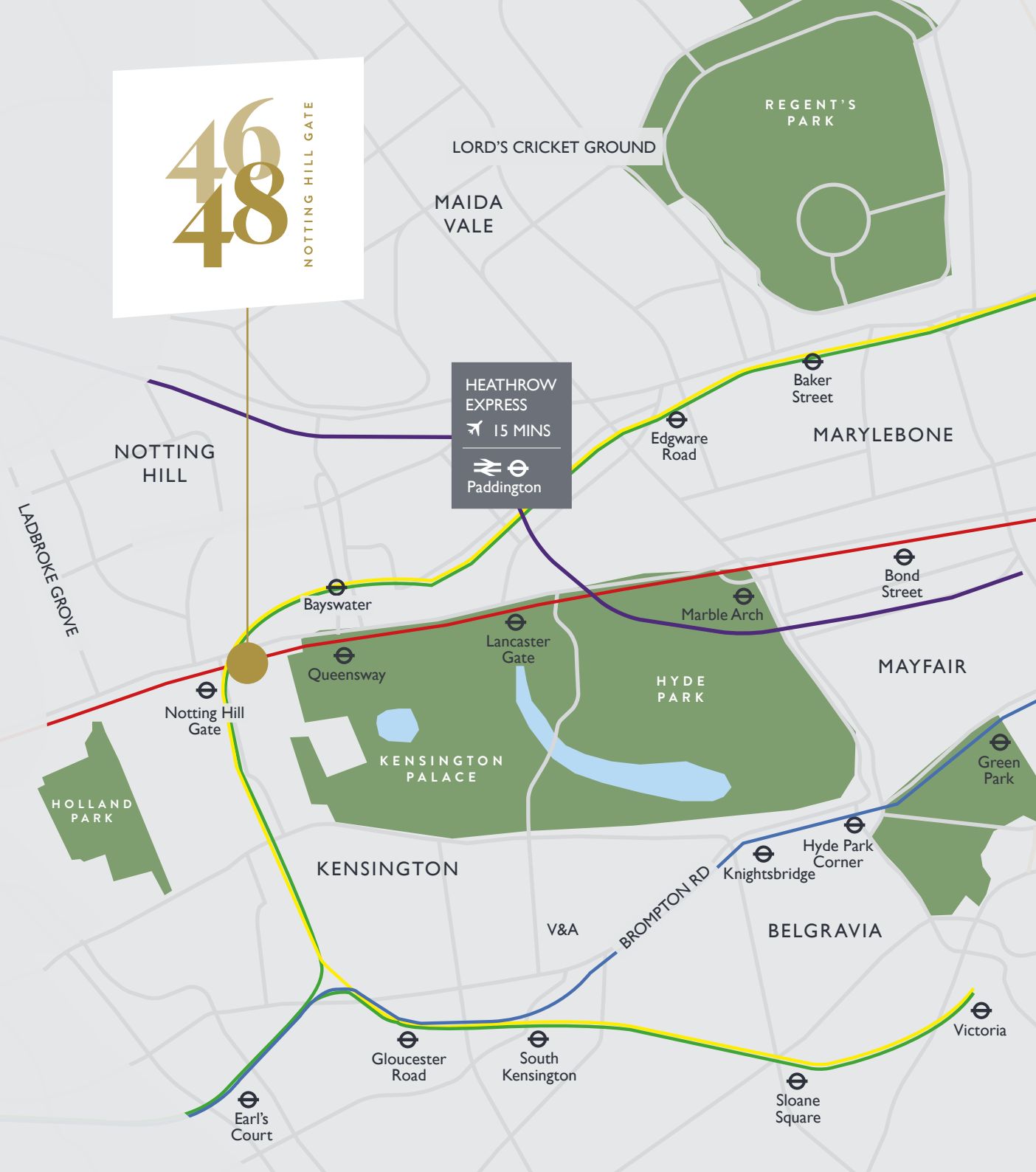
8 MINS
OXFORD CIRCUS

16 MINS
BANK

10 MINS
VICTORIA

21 MINS
LIVERPOOL ST

Paddington Station is nearby (1.3 miles away), providing access to mainline trains to the Home Counties, the Heathrow Express and Elizabeth Line. The Elizabeth Line provides short travel times to Bond Street, Tottenham Court Road, Liverpool Street and Canary Wharf.



Urban Regeneration Projects

To the east, Notting Hill Gate connects to Paddington and Bayswater, areas undergoing significant urban regeneration, highlighted by the £5 billion Paddington Basin project. Additionally, there are major public realm improvement plans for Queensway, including

the revitalisation of Whiteley's Shopping Centre. Elsewhere in Notting Hill, Frogmore have undertaken an extensive refurbishment and recladding of their Notting Hill Gate Estate, delivering 62,000 sq ft of new Grade A office accommodation and a new 173-bed Hotel.



REGENT'S PARK

PADDINGTON
04 MINS

BAYSWATER

OXFORD CIRCUS
08 MINS

MARBLE ARCH

BANK
16 MINS

MAYFAIR

SOUTH KENSINGTON
09 MINS

HYDE PARK



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WESTBOURNE GROVE

Notting Hill is one of London's most coveted areas, offering a lively mix of retail, dining, office, and residential spaces.

Considered to be one of London's most fashionable areas. Notting Hill is an exclusive residential area with an international reputation bringing in a number of tourists and visitors that utilise the areas varied mix of shops, restaurants and bars.

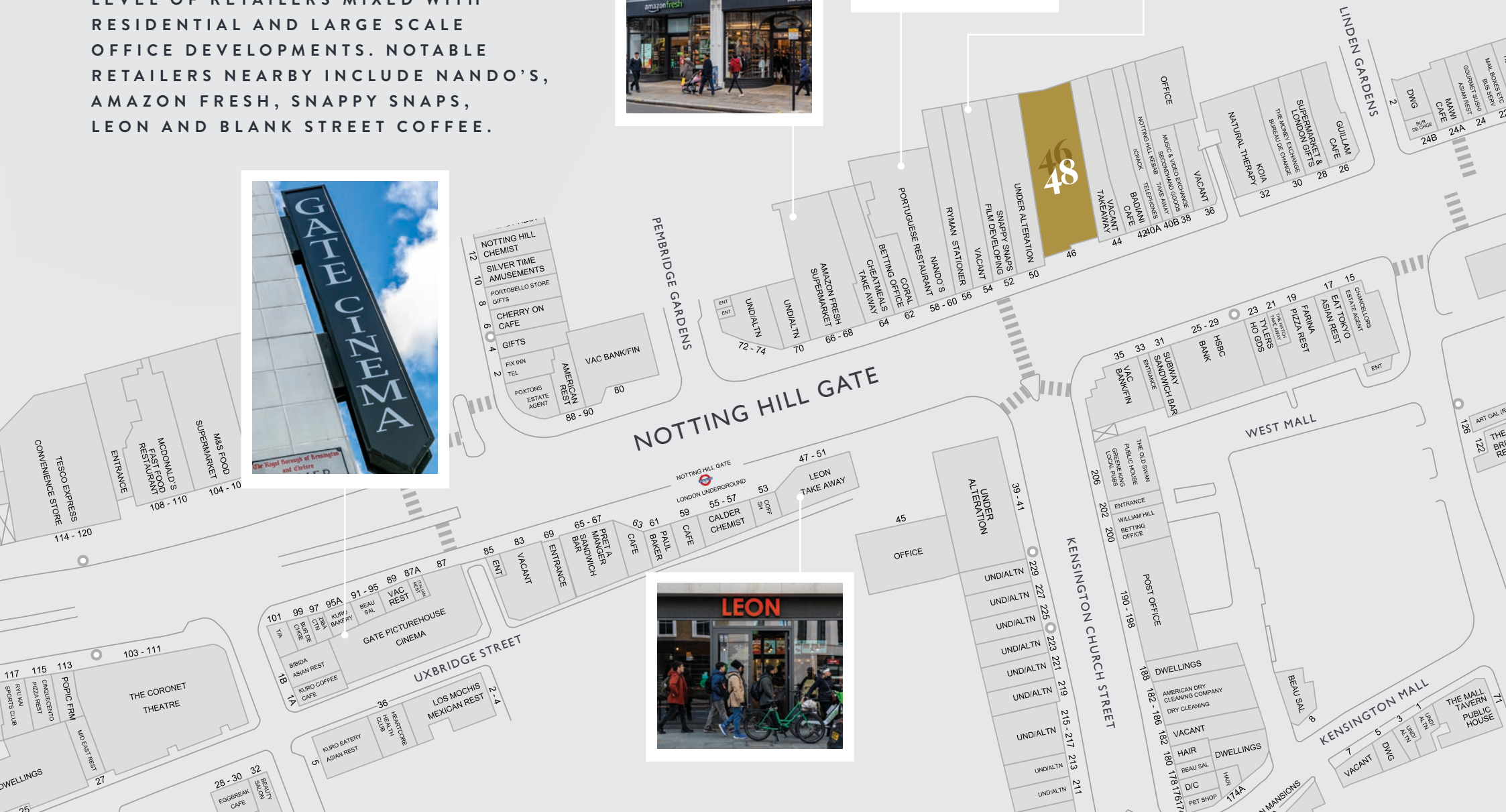


NOTTING HILL'S INTERNATIONAL REPUTATION DRIVES APPROXIMATELY 100,000 VISITORS TO THE PORTOBELLO ROAD MARKET AND THE NOTTING HILL CARNIVAL ANNUALLY.



Situation

THE PROPERTY OCCUPIES A PROMINENT SPOT NEARBY TO NOTTING HILL GATE TUBE STATION. THE LOCATION ATTRACTS A VARIED LEVEL OF RETAILERS MIXED WITH RESIDENTIAL AND LARGE SCALE OFFICE DEVELOPMENTS. NOTABLE RETAILERS NEARBY INCLUDE NANDO'S, AMAZON FRESH, SNAPPY SNAPS, LEON AND BLANK STREET COFFEE.



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NOTTING HILL GATE

Description

THE PROPERTY CONSISTS OF A THREE-STOREY BUILDING WITH PART PERIOD FRONTAGE ARRANGED OVER GROUND BASEMENT AND FIRST AND SECOND FLOORS.

The first and second floors are separately accessed via a High Street facing entrance. The property has a rear yard accessible via the rear fire exit on basement level with steps to the ground and first floor flat roofs. The property is currently vacant.

Accommodation

The premises are currently arranged over a ground floor banking hall with basement. As well as separately accessed first and second floors, providing the following approximate areas:

DEMISE	SQ FT	SQ M
48 NOTTING HILL GATE		
Ground (NIA)	2,321	215.6
Basement (NIA)	1,383	128.5
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First (NIA)	304	28.2
Second (NIA)	304	28.2
TOTAL NIA	4,812	290

Floor plans available upon request.

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NOTTING HILL GATE

TENURE

The property is held Freehold under Land Registry Title Number: NGL686450 and NGL268127.

EPC'S

Available upon request.

VAT

The property is not subject to VAT.

PLANNING

The property is not listed but is located within the Pembridge Conservation Area.

AML

The successful purchaser will be required to fulfil anti-money laundering requirements in accordance with the Money Laundering Regulations.

LEGAL COSTS

Each party to pay their own legal fees incurred in this transaction.

Proposal

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Contact

For further information or to arrange an inspection, please contact sole selling agents:

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