

PRIME NOTTING HILL RESTAURANT FREEHOLD INVESTMENT

12 Blenheim Crescent, Notting Hill

London W11 1NN



Savills London

33 Margaret
Street London
W1G 0JD

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Location

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

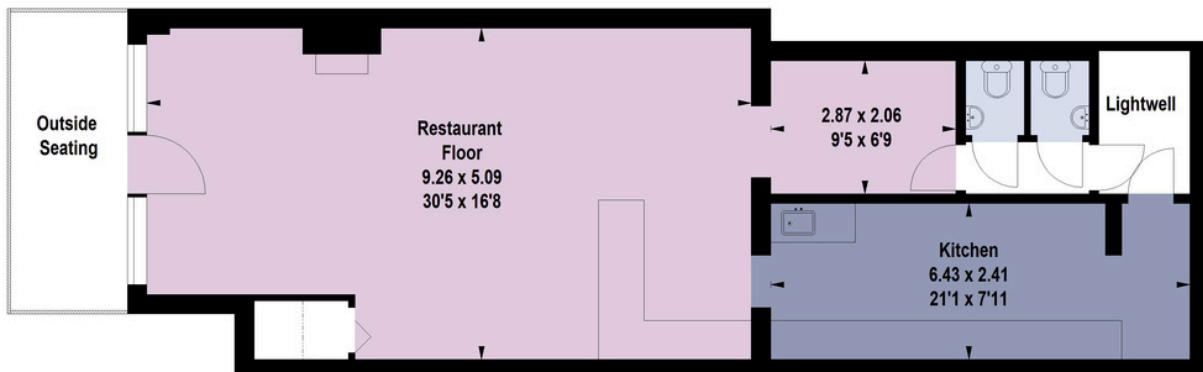
The restaurant and shopping scene is continually strong and has recently seen a raft of exciting new openings making the headlines with occupier demand trending increasingly upwards. Some of these institutions include **Core by Clare Smyth**, **The Ledbury** and **Casa Cruz**, along with a new guard such as **Dorian**, **The Pelican**, **Zephyr**, **Strakers**, **Gold** and **Los Mochis**.

The property is positioned on Blenheim Crescent which links Portobello Road and Kensington Park Road. It benefits from visibility to the bustling Portobello Road while being attractively set back just a little from the crowds. The Notting Hill Book Shop, famously known from the film 'Notting Hill' is located opposite.

Accommodation

The ground floor is occupied by a restaurant called Mike's which has been in existence for decades. The restaurant spills out attractively onto Blenheim Crescent, providing additional outside seating to increase covers considerably. The kitchen and washrooms are located on the ground floor, to the rear of the building. The restaurant benefits from full kitchen extraction. The flats upstairs are sold off on long leaseholds.

Ground Floor:	790 sq ft	74 sq m
Total:	790 sq ft	74 sq m



Viewing & further information

Strictly by prior arrangement only with:

George Collison

george.collison@savills.com
+44 (0) 7590 329 557



Price

On application

Tenant

Mike's Café Limited

Lease

10 years from 1st Feb 2020 inside the Act

User

Class E

Expiry

1st Feb 2030

Passing Rent

£53,000

Our research shows recent comparable evidence supports a considerable rental increase by 2026

Reviews

2026

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



LOCATION



NOTTING HILL


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