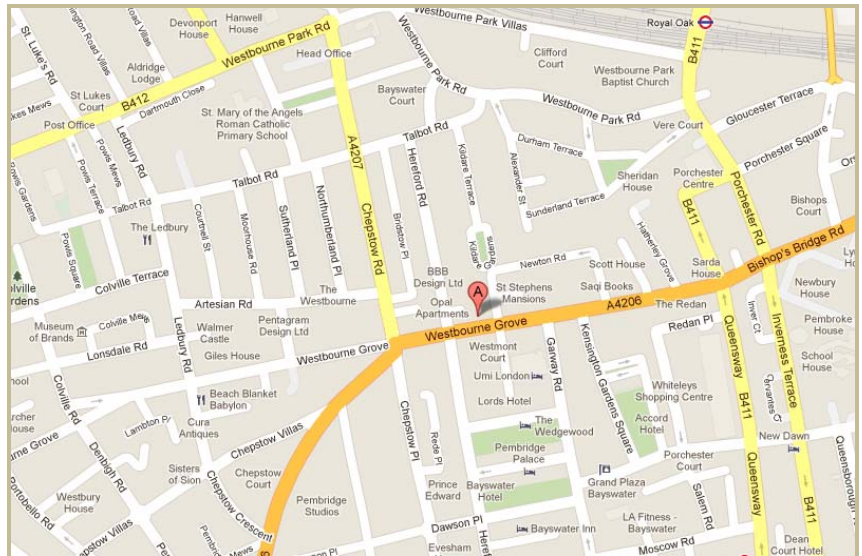


PRIME RESTAURANT FOR SALE – NOTTING HILL



ARIA, 84 WESTBOURNE GROVE, NOTTING HILL, LONDON, W2 5RT

Location

The premises are located on Westbourne Grove on the main leisure pitch benefitting from good footfall and a large affluent residential catchment and office workers in the immediate vicinity. Other nearby leisure operators include Ping Pong, Byron, Starbucks, Cote, Carluccio's, El Pirata, Bill Granger and Sainsbury's to name just a few. Notting Hill Gate underground station is located close by.

Description

The premises occupy a single fronted unit arranged over ground floor and a basement which includes a large trading area throughout together with a fully fitted open plan kitchen at ground floor level and private trading area and servery in the basement area.

We understand the approximate gross areas to be as follows:

Ground Floor	93 sq m	1,000 sq ft
Basement	93 sq m	1,000 sq ft
Total	186 sq m	2,000 sq ft

Lease

The premises benefits from a 25 year lease from 29 November 2002, subject to five yearly rent reviews at a passing rent of £55,000 per annum.

Planning

A3 planning permission is in place.

Premium

Premium offers are invited in the order of £165,000 for the benefit of the leasehold interest, licence and majority of non branded fixtures and fittings insitu.

Further Details

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

PLEASE NOTE STAFF ARE UNAWARE OF THE IMPENDING SALE AND THEREFORE ANY APPROACH SHOULD BE MADE THROUGH THE SOLE AGENTS, DAVIS COFFER LYONS ONLY.

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