



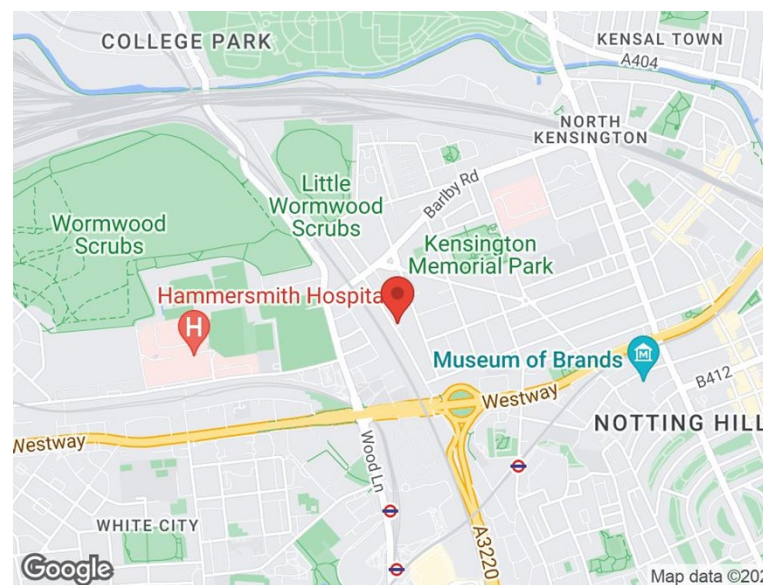
274 Latimer Road, London, W10 6QW

A CORNER PUB / BAR & CELLAR IDEAL FOR A MICRO BREWERY OR ARTISAN DISTILLERY

TO LET

Area: 1,618.00 FT² (150.32M²) | Rent: £45,000 per annum, exclusive |

- High ceilings to the ground floor bar
- Basement kitchen (under construction)
- Basement storage
- Cellar room
- x2 female customer W/C's
- x1 male customer W/C & urinal
- Westerly facing terrace for seating
- External delivery hatch to cellar





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LOCATION:

The premises are on the easterly side of Latimer Road and front directly onto the street at the corner of the junction with Latimer Place. The area is a designated 'business zone,' with residential Victorian terraced houses on the easterly side of the street and commercial sheds and offices on the westerly side of the street. Other local businesses include, The Playground Theatre, City Electrical Factors Ltd, Sports Direct, Luxitalia, Baes Design & Build, John Goslett & Co. Ltd, Mind The Flat, Seven Stones Collective, Gumball 3000, Studio 13, Getir UK Ltd, Imm Thai Cafe, Mick's Fish Bar, North Pole Road Post Office, The Coffee Cup Cafe, Shelley's Pharmacy and Tesco Express. Public transport is accessed via North Pole Road (buses) and Bramley Road, Latimer Tube Station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises occupies the ground floor and basement of a 2 storey Victorian corner building. The return ground floor frontage has four half glazed French windows punctuated by sash windows. The principal entrance leads to an open plan bar / restaurant area, with a bar fitted to the back of the space. To the rear of the premises are 2 female customer W/C's, 1 male customer W/C, together with urinals and there is also stair access to the basement / cellar. The cellar area is divided into four various cellar and storage rooms, with an external pavement delivery hatch direct onto Latimer Place. To the westerly frontage of the building, direct onto Latimer Road, is a terrace seating area and retractable awning.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Bar / Restaurant	937.00	87.05
Basement / Cellar	681.00	63.27
TOTAL	1,618.00FT²	150.32M²

FLOOR PLAN:

LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £45,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value £3,050 per annum

Rates Payable £1,521.95 per annum
(Qualifies for Small Business Rate Relief)

NB - We strongly advise that you verify the business rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

POSSESSION: Full vacant possession immediately on completion of legal formalities

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

VAT: The premises is elected for VAT

EPC: Available upon request.

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SMART



MOVES