

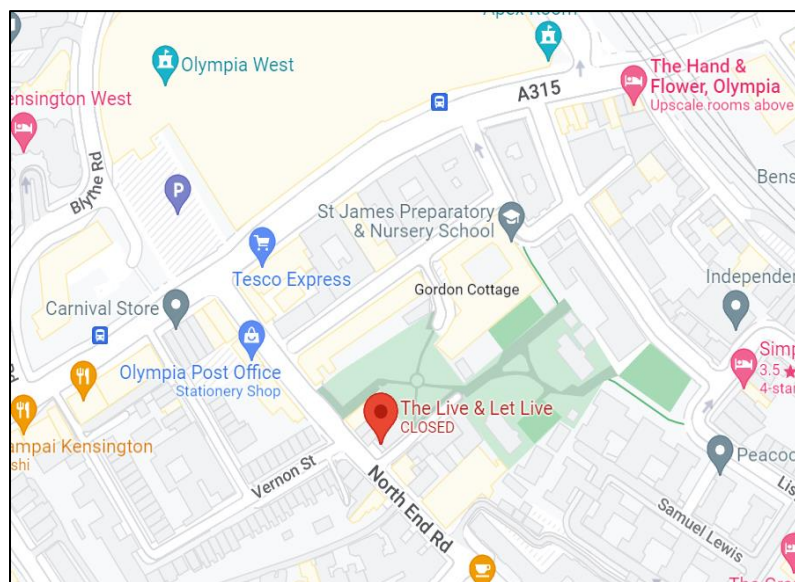


The Live & Let Live, 35-37 North End Road, London, W14 8SZ

Summary

- Ground and Basement New Lease or Long Leasehold
- Close to Olympia Exhibition Centre
- GIA of 2,525 sq ft (234.61sq m)
- Sui Generis Use

Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffe Lyons: dcl.co.uk

Paul Tallentyre
0207 299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk
ptallentyre@dcl.co.uk

Location

The property is in West Kensington, on a prominent corner position fronting North End Road and Gorleston Road. To the rear of the property is Marcus Garvey Park. The property is within walking distance of Kensington Olympia. The surrounding occupiers include residential dwellings and other licenced operators.

[Google Street View](#)

Description

The property is currently closed.

The property is a two-storey building of brick construction under a pitched tiled roof. The property is in shell condition

Floor Areas

The gross internal floor areas are as follows:

Floor	GIA (sq ft)	GIA (sq m)
Ground	1,687	156.75
Basement	838	77.86
Total	2,525	234.61

Tenure

New Lease or Long Leasehold Available

Terms

To be agreed

Planning

The premises benefit from Sui Generis use.

Licensing

The property benefits from a Premises Licence that permits the sale of alcohol between 11.00am and midnight Monday – Sunday.

Rateable Value

The property is listed in the VOA business rates list as having a rateable value of £21,900 with effect from 1st April 2017.

EPC

The property had an Energy Performance Rating of F. The rating expired in 2020.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.