870/0
of the catchment population's social class is ABC1



G132bn

Annual spending potential of the Kensington High street catchment area





146-158 Kensington High St W8



Most luxury residential London location based on price per sq ft behind Belgravia / Knightsbridge and Mayfair



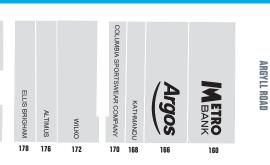


of the residential population are described as City Prosperity by Experian's Mosaic classification, (UK Avg 4%)

LAST REMAINING UNIT AVAILABLE IN PRIME LOCATION

Accommodation - Unit 2A • Frontage 19' 5.8m • Depth 54' 7" 16.6m • Ground Floor Area 1,040 sq ft 97 sq m

CAMPDEN HILL ROAD



GARAGES

VASIIN

PHILLIMORE COURT

ENTRANCE

ENTRANCE

PROBER STREET

VACANT

PARD

PHILLIMORE COURT

ENTRANCE

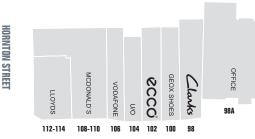
SPECITION

UNIT 28

UNIT 3

140-144

CHESTERTONS THE TANNING ESTATE AGENT ENTRANCE ENT Waterstones IN BARCLAYS 0> ΖΖ Ď# 138 132-136 128 124-126 120-122 118

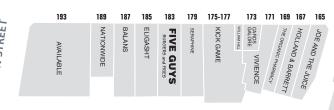


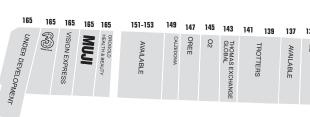
KENSINGTON HIGH STREET

KENSINGTON HIGH STREET

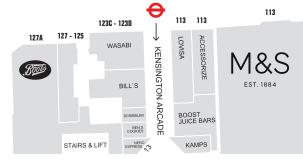
HIGH STREET KENSINGTON











Location

Situated in a prime location in Kensington adjoining an 11,000 sq ft Decathlon store and a new Robert Dyas store. Other nearby occupiers include Santander, Clydesdale Bank, Metro Bank and Argos. Muji, Vision Express and Holland & Barrett are located directly opposite.

Terms

The premises are available on a new effectively full repairing and insuring lease for a term of 15 years subject to upward only rent reviews at 5 yearly intervals.

Rent

£120,000 per annum exclusive.

Business Rates

To be assessed. Interested parties are advised to verify the business rates with the Royal Borough of Kensington & Chelsea.

Planning

The premises have A1 planning consent. Other uses may be considered subject to planning consent.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Contact

For further information or to arrange a viewing please contact:

Warren Domb

wdomb@dmaproperty.co.uk 020 7318 6916

Ronald Laser

rlaser@dmaproperty.co.uk 020 7318 6912



Peter Mace

peter.mace@cushwake.com 020 7152 5039

Freddie Steel

Freddie.steel@cushwake.com 020 7152 5779

Duncan Gilliard

Duncan.gilliard@cushwake.com 0207 152 5147



Cushman & Wakefield LLP and David Menzies Associates on its own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: (i) The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (iv) Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. (v) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. November 2019.