



- PRIME LOCATION
- 7 DAY TRADING
- WEALTHY SHOPPER PROFILE

# 151-153 KENSINGTON HIGH STREET

LONDON W8



## KENSINGTON KEY POINTS

# 87%

OF THE CATCHMENT POPULATION'S SOCIAL CLASS IS ABC1

# £13.2 bn

ANNUAL SPENDING POTENTIAL OF THE KENSINGTON HIGH STREET CATCHMENT AREA

# 3RD

MOST LUXURY RESIDENTIAL LONDON LOCATION BASED ON PRICE PER SQ FT BEHIND BELGRAVIA / KNIGHTSBRIDGE AND MAYFAIR

# 98%

OF THE RESIDENTIAL POPULATION ARE DESCRIBED AS CITY PROSPERITY BY EXPERIAN'S MOSAIC CLASSIFICATION, (UK AVG 4%)



## LOCATION

Located in one of London's most sought after retail and tourist locations the unit is within close proximity to Kensington Underground Station.

Other retailers nearby include Whole Foods Market flagship store, Calzedonia, Uniqlo, Gap, Massimo Dutti, Oliver Bonas, Muji, Trotters and Cos.

## USE

The property benefits from Use A1 of the Town & Country Planning (Use Classes) Order 1987.

Other uses will be considered, subject to planning.

## RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value 2017	£255,000
UBR (2019/2020)	52.4p
Rates Payable	£133,620

Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. The particulars are provided in good faith but any information should be confirmed before being relied upon. May 2019.

## ACCOMMODATION

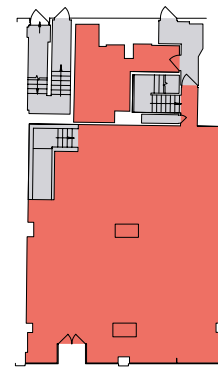
The premises are arranged over ground floor and basement comprising the following approximate net internal floor areas:

Floor	sq ft	sq m
Ground	1,742	162
Basement Sales/Stores	1,839	171
Vaults	343	32
<b>Total</b>	<b>3,924</b>	<b>365</b>

## EPC

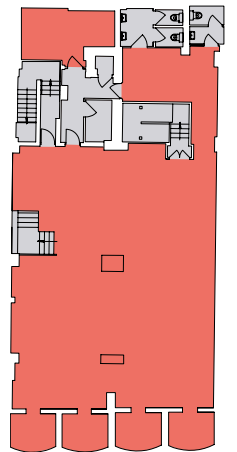
EPC Rating – C 68.

## GROUND FLOOR



KENSINGTON HIGH STREET

## BASEMENT



NOT TO SCALE, INDICATIVE ONLY

## CONTACT US

All appointments to view must be arranged through the joint agents:



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## TERMS

Upon application.