

TO LET

CORNER A1 RETAIL UNIT ON GROUND & BASEMENT FLOORS CLOSE TO HIGH STREET KENSINGTON

27 KENSINGTON CHURCH STREET, LONDON, W8 4LL
1,270 sq ft (117.9 SQ. M) APPROX.



LOCATION

The property is situated on the west side of Kensington Church Street, at its junction with Holland Place and a short walk from Kensington High Street. This is a popular retail location with a wide variety of shops, bars and restaurants. The surrounding area is predominately residential.

The shop has the benefit of being a few hundred yards from High Street Kensington Underground Station (Circle & District Lines) to the south and Notting Hill Underground Station (Central, Circle & District Lines) to the north. Numerous bus routes also serve the local area.

DESCRIPTION

Comprises the ground and basement floors of a prominent corner, mid-terraced building which previously traded as a Patisserie. The ground floor is open plan with seating area and serving counter with the benefit of a single glazed full dual aspect shop front, good ceiling height of 3.6 metres, tiled flooring and modern lighting.

The basement provides kitchen with extraction, staffroom, 2 WCs and storage/office space with tiled floor, suspended ceiling with fluorescent lighting and small outside area.

The shop would be suitable for a wide variety of retail, café, coffee shop and other similar operators.

ACCOMMODATION

We understand that the shop has the following approximate net internal areas:

FLOOR	SQ. FT	SQ. M
Ground Floor	636	59.1
Basement	634	58.8
TOTAL	1,270	117.9

TERMS

A new full repairing and insuring lease is available upon terms to be agreed.

RENT

£70,000 per annum exclusive of business rates, service charge. There is no VAT payable on the rental.

SERVICE CHARGE

To be advised.

BUSINESS RATES

We understand the current rateable value of the property as quoted on the VOA is £73,500. All interested parties are advised to confirm the current rates payable with the London Borough of Kensington & Chelsea.

EPC RATING

Energy Performance Asset Rating – E

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

For further information please contact sole agents:

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