



146-158 Kensington High Street

Flagship Retail Store Opportunity – 22,744 sq ft (2,054 sq m) – May Divide

Location

Kensington is amongst London's most affluent residential areas and most popular shopping districts.

The premises are situated on the north side of Kensington High Street, to the west of Kensington Underground Station between Argyll Road and Campden Hill Road amongst many national and international retailers including Russell & Bromley, Waterstones, Michael Kors, Hotel Chocolat, Santander, Boots and Metro Bank.

Retailing in Kensington

- Kensington High Street is the prime retail pitch and accommodates a number of **flagship stores** including Wholefoods Market (135,000 sq ft), Marks & Spencer (125,000 sq ft), H&M, Uniqlo, Gap and Banana Republic.
- Just **3 miles** from the West End and accessed in 17 minutes by tube.
- The street has **excellent transport links**. High Street Kensington Underground Station has annual footfall of more than 14 million.
- The area is home to world renowned **tourist and cultural attractions** including the Natural History Museum, Victoria & Albert Museum, Royal Albert Hall and Kensington Palace Gardens.
- One of London's most **affluent demographics** – 78% of the shopping population is social class ABC1.
- Home to some of the UK's most exclusive and expensive residential accommodation which provides an affluent primary shopper catchment and a **seven day trading environment**.



Description

With a 150 ft frontage to Kensington High Street (plus an 80 ft return frontage to Argyll Road) this is a rare opportunity to acquire a retail store in Kensington with such major prominence.

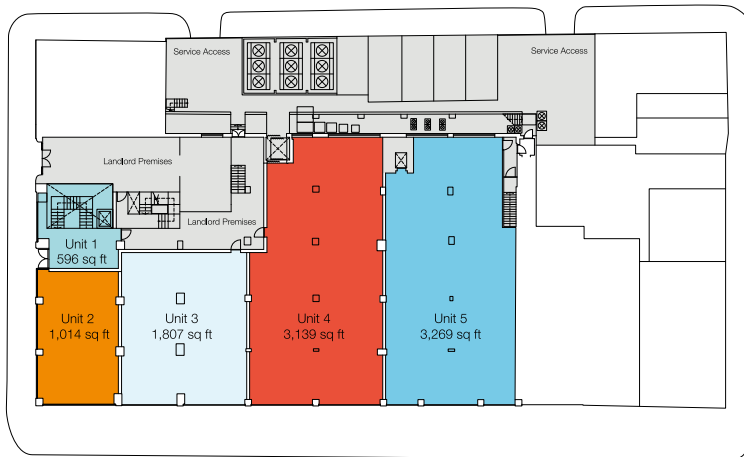
Accommodation

Frontage to Kensington High Street	150 ft	45.72 m
Return frontage to Argyll Road	80 ft	24.38 m
Ground Floor GIA	10,925 sq ft	1,015 sq m
Basement GIA	11,819 sq ft	1,039 sq m
Total	22,744 sq ft	2,054 sq m

Consideration will be given to sub-dividing the premises. An indicative split is shown below, although the space is flexible and a variety of size requirements can potentially be accommodated.

Indicative Ground Floor

Floor plans not to scale, indicative only. Areas are GIA.



Terms

The premises are available on a new effectively full repairing and insuring lease for a term of 15 years.

Rent

Available upon application.

Business Rates

The existing premises are assessed for business rates as follows:

Rateable Value (2010):	£970,000
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Interested parties are advised to verify the business rates with The Royal Borough of Kensington and Chelsea.

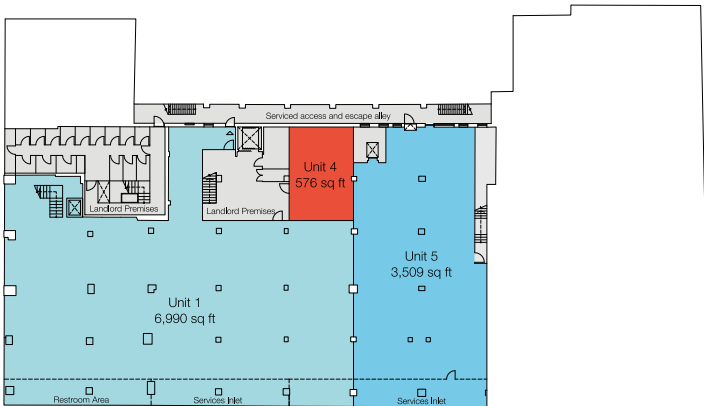
Planning

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

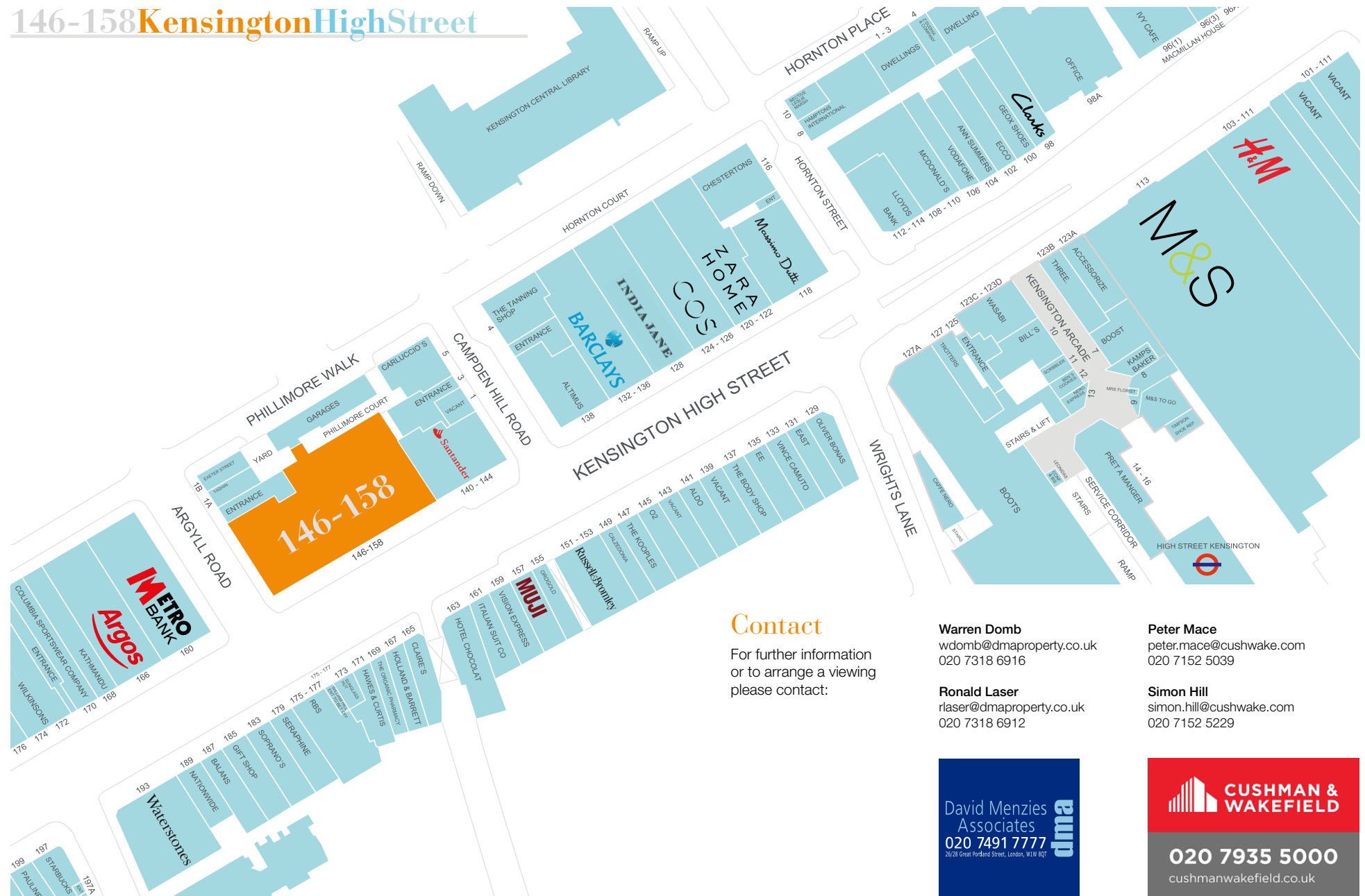


Indicative Basement

Can be sub-divided with ground floor.



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