

Shop Lease Available

KENSINGTON
211 High Street

Location

The property occupies a prime trading location, in a high footfall location on the southern side of Kensington High Street. Kensington High Street is characterised by its mixture of high end international brands and its eclectic mix of local retailers.

Occupiers nearby include Nando's, Megan's, Wilko's, Metro Bank and Waitrose.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged on ground floor and mezzanine comprising the following approximate net internal floor areas:-

Ground Floor	95.28 sq. m	1,025 sq ft
Mezzanine Storage	19.68 sq. m	211 sq ft

Lease

The property is available by way of an existing effectively full repairing and insuring lease expiring 24th December 2024 at a current rent of £122,500 per annum exclusive of rates and VAT.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£150,000
UBR (2020/21)	0.512
Rates Payable	£76,800

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and a copy can be made available upon request.

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.