



40 Kensington High Street, London, W8

A1 / A3 / D2 (STPP) Unit To Let



4,508 sq ft

Arranged over Ground and Mezzanine Floors

LOCATION

Kensington High Street is one of London's premier retail destinations, situated in the heart of the affluent Royal Borough of Kensington & Chelsea. This highly prominent corner unit is located at the eastern end of Kensington High Street, at its junction with Old Court Place.

The property is situated diagonally opposite to **Whole Foods Market**, one of the key anchors on the street and near to The Royal Garden Hotel, with occupiers in close proximity including: **Urban Outfitters, TK Maxx, Zara, Uniqlo** and **Jigsaw**.

The location benefits from excellent transport links and is a 3 minute walk from High Street Kensington Underground Station (District and Circle Lines) and a short walk away from Notting Hill Gate Underground Station (Central, District and Circle Lines).

ACCOMMODATION

Ground floor and mezzanine A1 retail unit. Interested parties should verify the accuracy of the above floor areas for themselves.

	NIA (sq ft)	NIA (sq m)
Ground	1,279	119
Mezzanine	3,229	300
Total	4,508	419

TENURE

The property is available by way of a new lease for a term to be agreed.

RENT

On Application

BUSINESS RATES

Rateable Value	£204,000
UBR 2019/2020	52.4p
Rates Payable	£106,896

Interested parties are advised to make their own enquiries with the Local Authority

EPC

Available upon request.

LEGAL COSTS

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

SUBJECT TO CONTRACT May 2019

For further information please contact:

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0207 338 4228

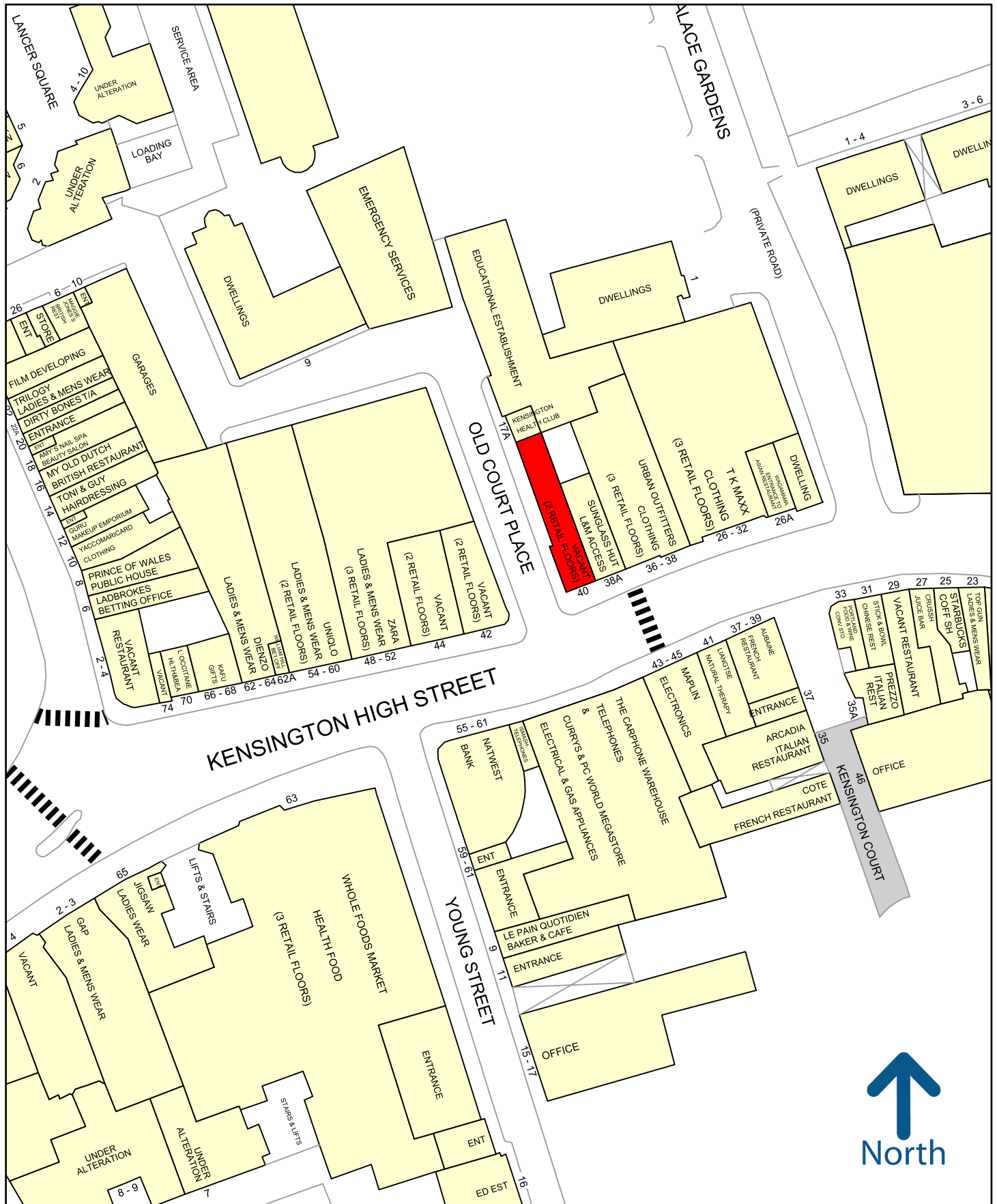
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50 metres

Experian Goad Plan Created: 14/11/2018
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