

38A HIGH STREET KENSINGTON  
LONDON  
W8 4PF

CONFIDENTIALLY AVAILABLE  
PRIME A1 PREMISES  
LEASE AVAILABLE



#### LOCATION

The premises are located on High Street Kensington adjacent to Urban Outfitters, within close proximity to Zara, Uniqlo, Whole Foods, Joe & The Juice, Aubaine, GAP, Hobbs and High Street Kensington Tube Station.

#### LEASE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 10 years from 10 July 2015 subject to a rent review at the fifth year and contracted inside the Security of Tenure Provisions of the Landlord & Tenant 1954.

#### RENT

£255,000 pax.

#### INCENTIVES

Incentives available, subject to covenant.

#### SERVICE CHARGE

To be confirmed.

#### LEGAL COSTS

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

#### EPC

An EPC will be made available upon request.

#### ACCOMMODATION

The accommodation is arranged on ground floor only having the following approximate floor area;

Ground Floor	1,996.5 sq ft	185.48 sq m
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#### RATES

Rateable Value		£197,000
UBR 2018/19		51.3p in the £
Rates Payable 2018/19		£101,061

Interested parties are advised to verify these figures by contacting the local authority, Royal Borough of Kensington and Chelsea, 020 7361 3012.

#### VAT

VAT will be charged at the appropriate rate, if applicable.

#### VIEWING

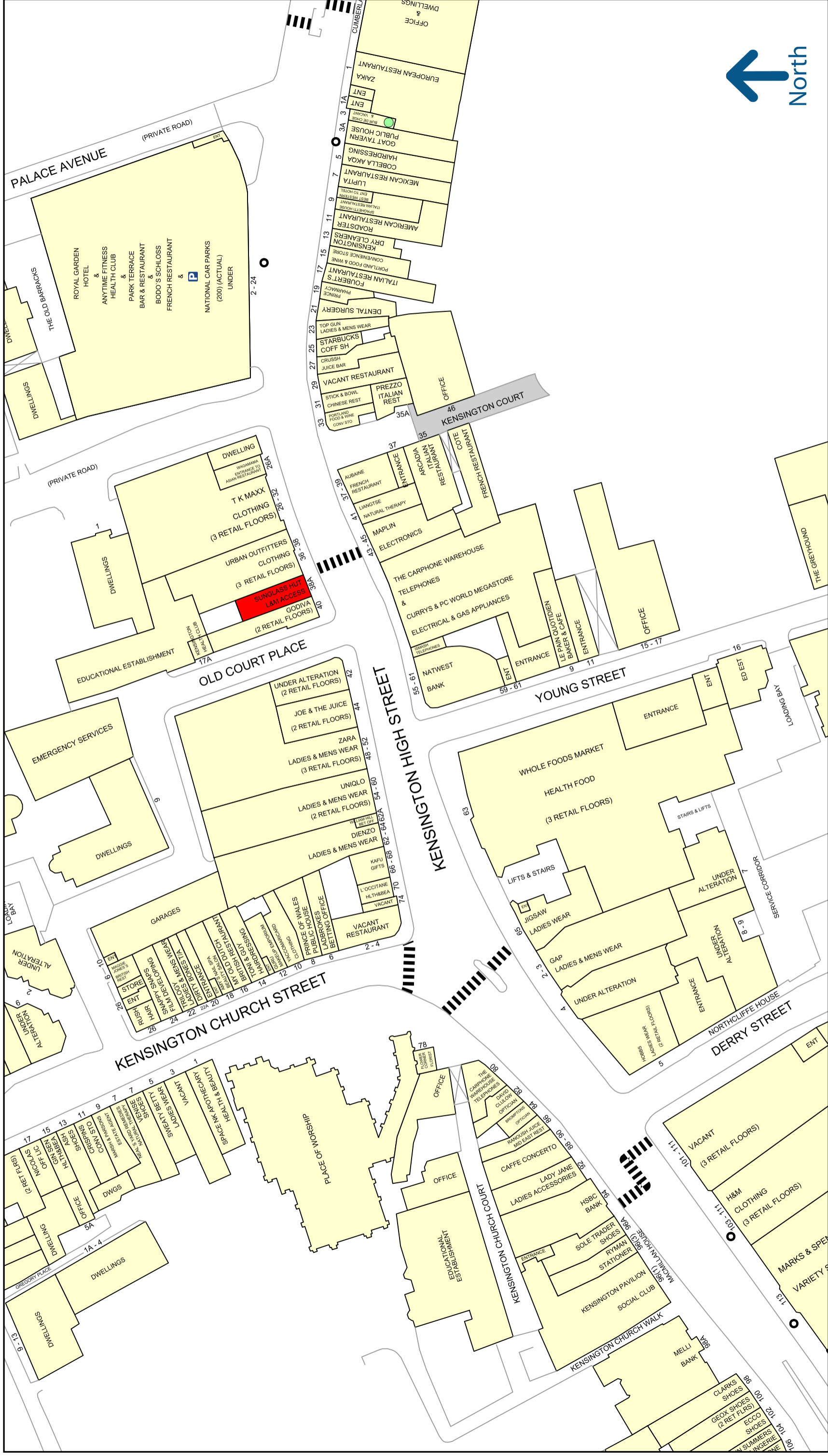
Strictly by appointment through the assignor's sole agents as staff are unaware of the impending disposal.

#### CONTACTS

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



Experian Goad Plan Created: 28/11/2017  
Created By: Stephen Kane and Co