

9 YOUNG STREET
KENSINGTON
LONDON
W8 5EH

CONFIDENTIALLY AVAILABLE
EXCELLENT A3 RESTAURANT PREMISES
LEASE FOR SALE



LOCATION

The premises are located close to the junction with Kensington High Street with a short walking distance of High Street Kensington Underground Station. Nearby restaurants and retailers include GAP, Jigsaw, Whole Foods Market, Aubaine.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 25 years from 14 November 2005 subject to a 5 yearly rent reviews.

RENT

£145,000 per annum exclusive.

PREMIUM

Upon application.

LEGAL COSTS

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

LICENSING

The premises benefit from an existing premises license that allows the sale of alcohol.

Monday - Sunday

11.00 - 22:00

VAT

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

ACCOMMODATION

The premises are arranged on ground and basement floors, having the following approximate dimensions and areas;

Ground Floor	1,415 sq ft	131.45 sq m
Basement	1,552 sq ft	144.18 sq m

RATES

Rateable Value		£106,000
UBR 2017/18		49.9p in the £
Rates Payable 2017/18		£52,894

Transitional relief has not been applied. Interested parties are advised to verify these figures by contacting the local authority, London Borough of Kensington & Chelsea 020 7361 3006.

EPC

An EPC will be made available upon request.

VIEWING

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

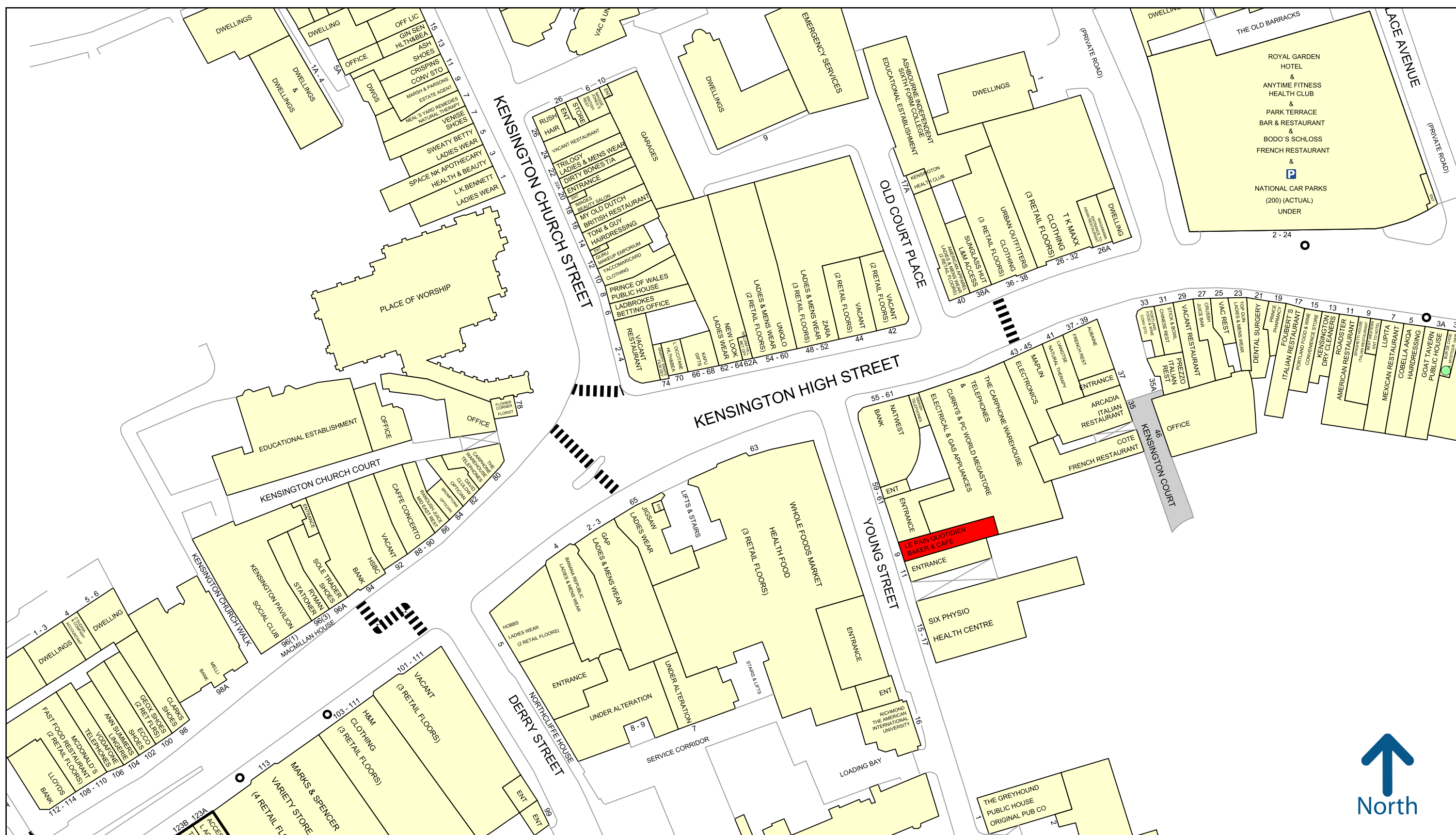
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50 metres

Experian Goad Plan Created: 28/07/2017
Created By: Stephen Kane and Co

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