

REMAINING  
UNIT AVAILABLE  
c. 5,000 SQ FT



# 146-158 Kensington High Street

Only One Unit Remaining c. 5,000 sq ft Available – May Sub-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, Muji, Calzedonia, Santander, Boots and Metro Bank. The adjacent 4,000 sq ft unit has recently been let to Clydesdale Bank for their UK flagship branch, which is now open and trading. Unit 3 has been let to Decathlon for a new 12,000 sq ft store.

## 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 and Gap.
- 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, Kensington Palace Gardens and the newly opened Design Museum.
- 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 over a 50 ft frontage to Kensington High Street this is a rare opportunity to acquire a retail unit in Kensington with such major prominence.

## Accommodation

### Total

Frontage to Kensington High Street	53 ft 2 ins	16.2 m
Ground Floor GIA	5,077 sq ft	472 sq m

Suggested sub-division:

### Unit 2a

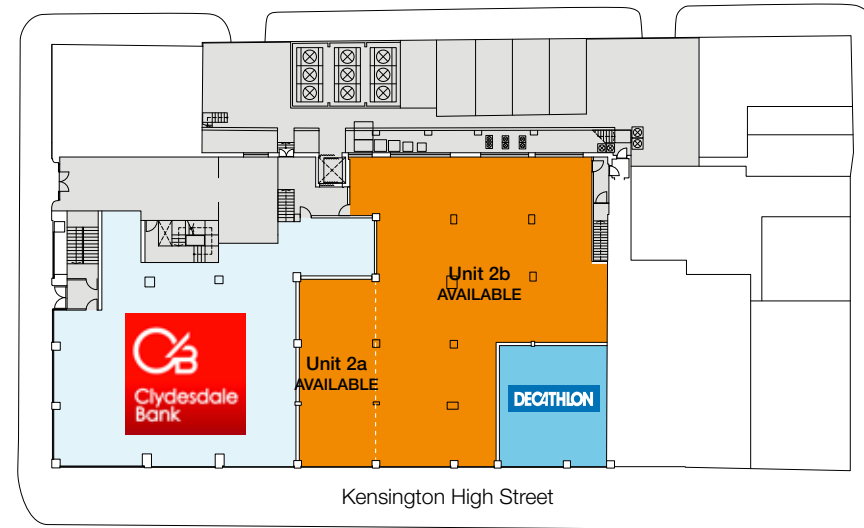
Frontage	19 ft	5.8m
Ground Floor GIA	1,040 sq ft	97 sq m

### Unit 2b

Frontage	30 ft 2 ins	9.2m
Ground Floor GIA	3,988 sq ft	370 sq m

## 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 - To be assessed

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.



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New Studio B headquarters (Clydesdale Bank)  
154-158 Kensington High Street



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## Contact

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