

## A1 LEASE AVAILABLE - NO PREMIUM

# 184 Kensington High Street, London, W8 7RG



**LOCATION:** The property is located on the northern side of Kensington High Street, a short walk from High Street Kensington underground station. Nearby occupiers include **Decathlon, Yo Sushi, Waterstones, Oliver Bonas, COS,** and **Wilko.**

**TERMS:** The premises are available by way of an assignment of an existing effectively full repairing and insuring lease expiring 20th November 2022 contracted inside the the Landlord & Tenant 1954.

**RENT PASSING:** **£200,000** per annum exclusive.

**ACCOMMODATION:** The unit is arranged over ground floor and basement and comprises the following net internal floor areas:

**Ground Floor:** 1,650 sq ft (153.29 sq m) **Basement ancillary:** 950 sq ft (88.26 sq m)

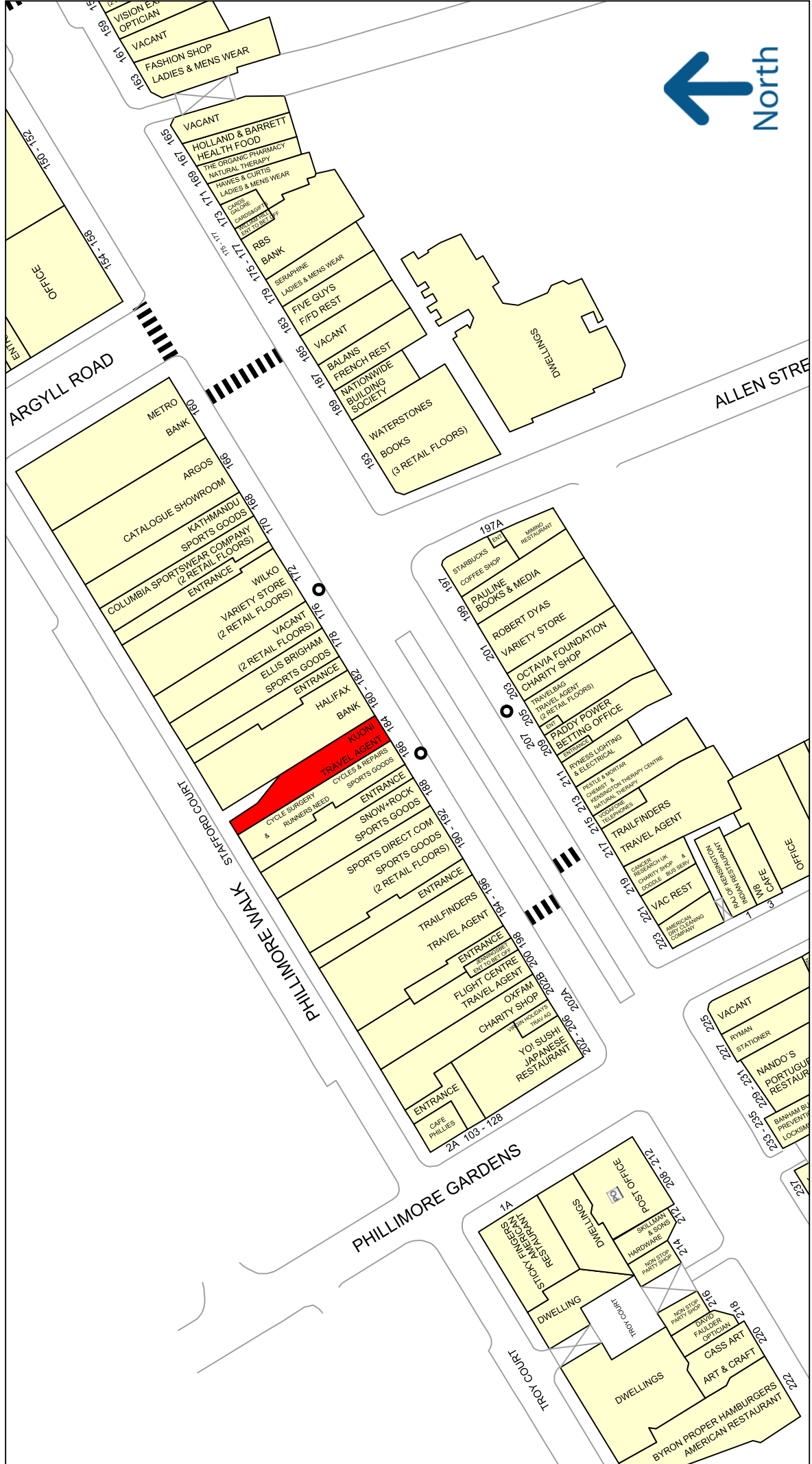
**LEGAL COSTS:** Each party is to be responsible for their own legal costs.

**EPC:** Available on request.

**RATES (2018/2019):** Rateable Value £147,000 Rates Payable £72,471 - interested parties are advised to make their own enquiries with the Valuation Office Agency.

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