



**BLANCHFLOWER
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

PRIME SHOP TO LET

3 KENSINGTON CHURCH STREET LONDON W8

LOCATION

The premises are located in a prime position at the southern end of Kensington Church Street close to its junction with Kensington High Street. The property is located in an upmarket parade of tenants that includes **Space NK, Neal's Yard Remedies, Sweaty Betty, Ash** and **Reiss**.

ACCOMMODATION

The premises benefit from ground and basement accommodation offering the following approximate areas:

Ground Floor	1,052 sq/ft
Basement	734 sq/ft
Vaults	167 sq/ft

Total **1,953 sq/ft**

LEASE

The premises are available on a new lease for a term to be agreed.

RENT

£110,000 per annum exclusive.

USE

The property has an A1 planning use.



RATES

Rateable Value (2017/2018)	£101,000
Rates Payable (2017/2018)	£48,379

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

LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.

EPC

Available on request.

VIEWING

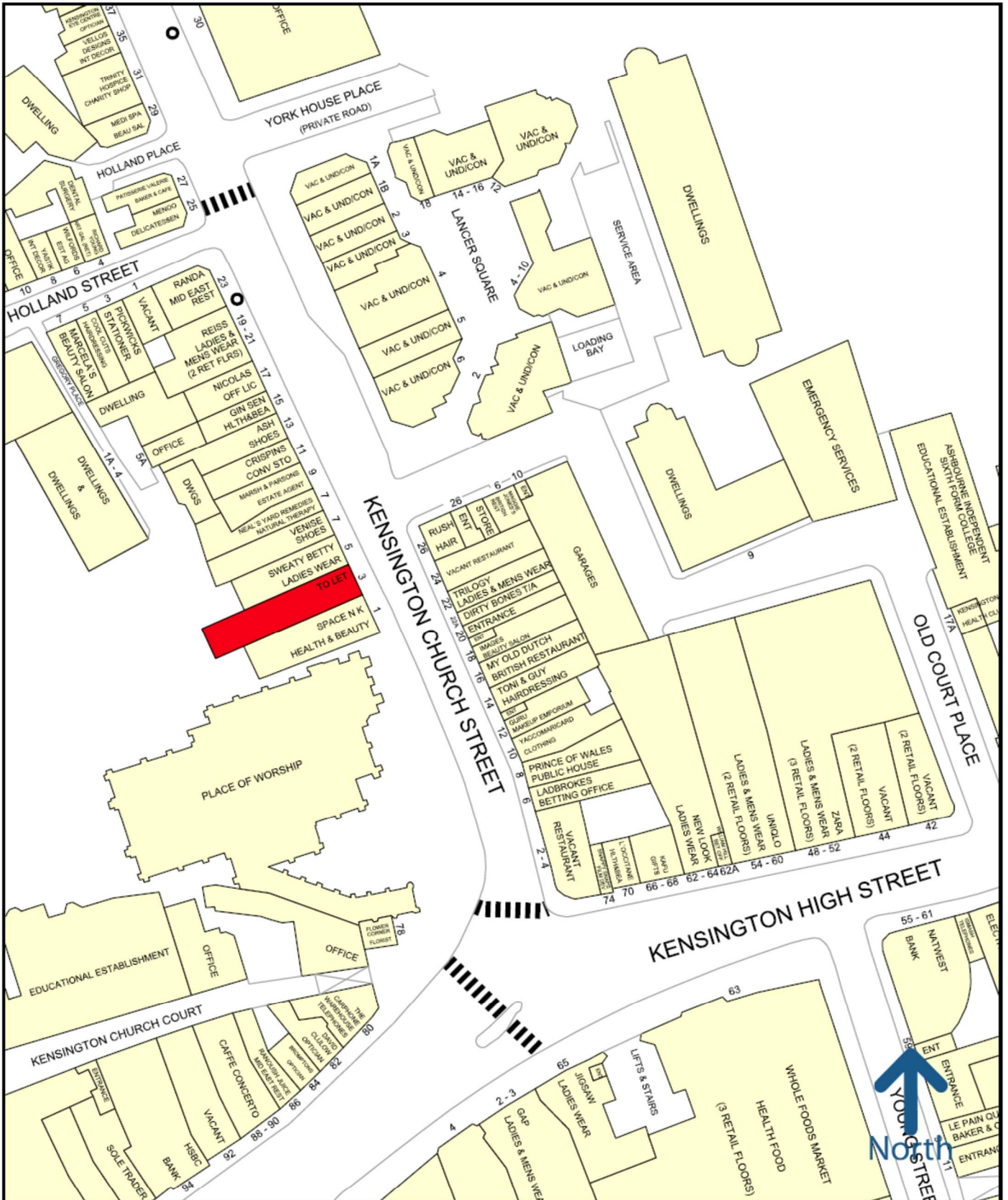
Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

Mbl: 07900 217 624

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50 metres

Experian Goad Plan Created: 27/04/2017
Created By: Blanchflower Lloyd Baxter



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