



**BLANCHFLOWER
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

PRIME SHOP TO LET

**7B 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 Church Street. The property is located in an upmarket parade of tenants, adjacent to **Neals Yard Remedies**. Other operators include **Sweaty Betty, Reiss, Trilogy** and **Toni & Guy**.

ACCOMMODATION

The premises are laid out over ground and basement floors offering the following approximate areas:

Ground Floor	465 sq/ft
Basement	540 sq/ft

Total **1,005 sq/ft**

LEASE

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

RENT

£72,500 per annum exclusive.

USE

The property has an A1 planning use.



RATES

Rateable Value (2017/2018)	£60,500
Rates Payable (2017/2018)	£28,980 p/a

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

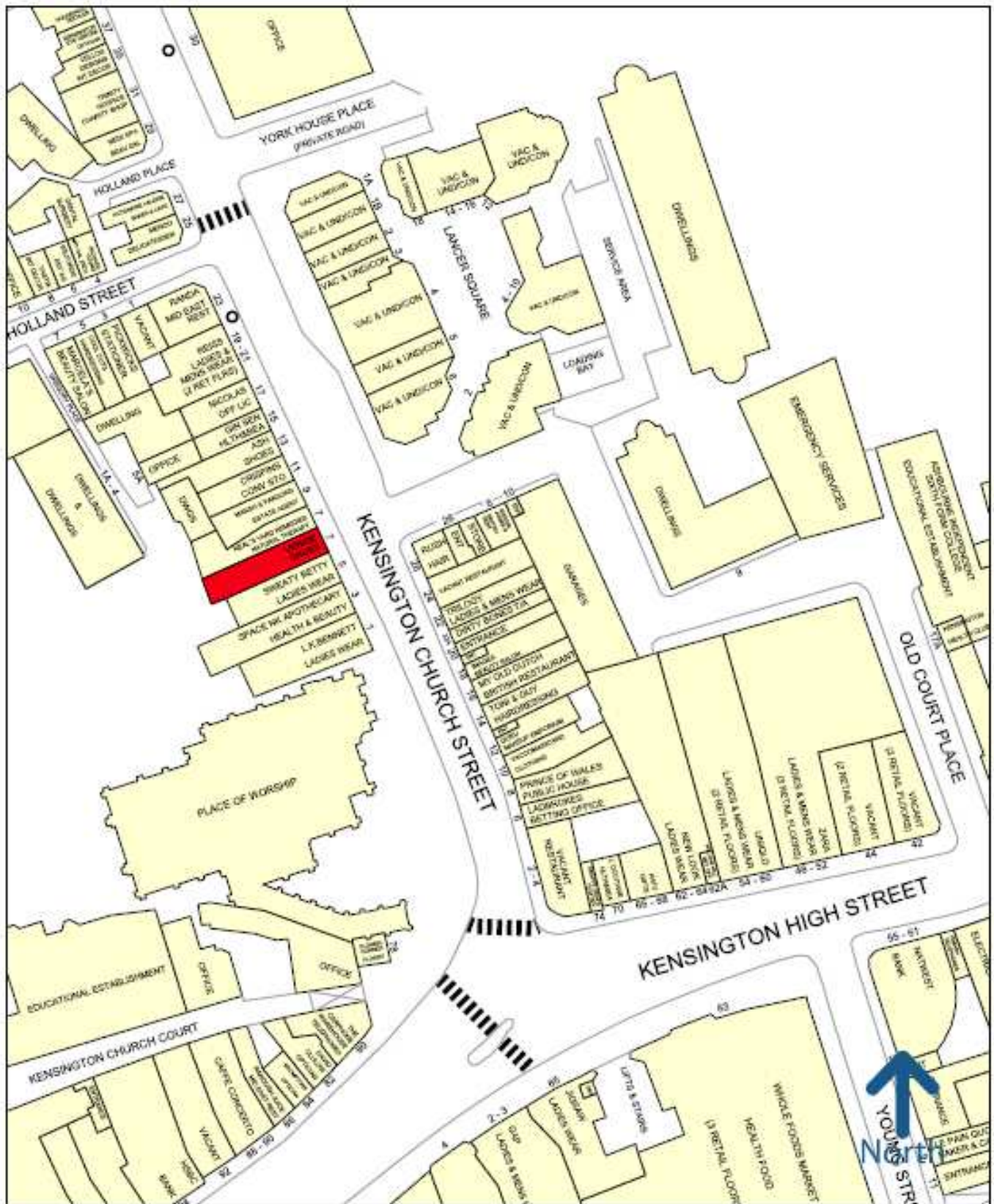
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George Froud: gfroud@blb.uk.com

Tel: 0207 079 1200

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 09/11/2017
Created By: Blanchflower Lloyd Baxter

