



**BLANCHFLOWER
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

PRIME SHOP TO LET

**7A KENSINGTON CHURCH
STREET
LONDON W8 4LF**

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. Operators in the immediate vicinity include **Sweaty Betty, Space NK, Reiss, Trilogy, Toni & Guy** and the recently opened **Embassy of Beauty**.

ACCOMMODATION

The premises are laid out over 2 floors offering the following approximate areas:

Ground Floor 500 sq/ft
Basement 550 sq/ft

Total 1,050 sq/ft

RENT

£72,500 per annum exclusive.

LEASE

A new lease is available for a term to be agreed.

USE

The property has an A1 planning use.

LEGAL COSTS

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



RATES

Rateable Value (2018/2019) £55,500
Rates Payable (2018/2019) £27,200 p/a

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

EPC

Available on request.

VIEWING

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

Oliver Fowler: ofowler@blb.uk.com

Tel: 0207 491 8249

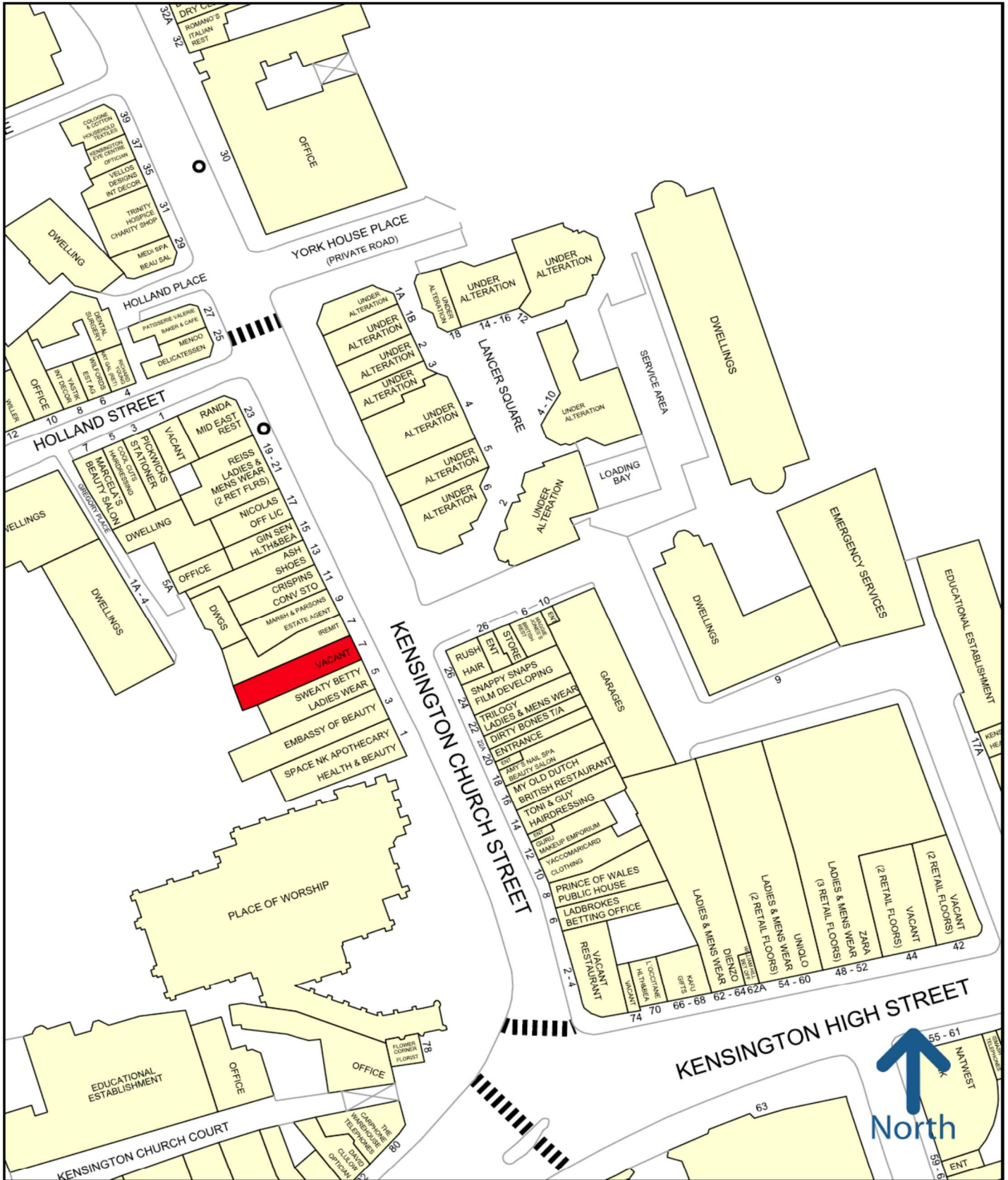
Mbl: 07900 217 624

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: 26/09/2018
Created By: Blanchflower Lloyd Baxter

