

# PRIME SHOP TO LET

# 7A KENSINGTON CHURCH STREET, LONDON W8



#### **LOCATION**

The premises are located in a prime position on Kensington Church Street close to the junction with Kensington High Street. Operators in the immediate vicinity include Sweaty Betty, Space NK, Embassy of Beauty, Marsh & Parsons and Bayley & Sage.

#### **ACCOMMODATION**

The premises are arranged over two floors offering the following approximate areas:

Ground Floor 490 sq/ft Basement 550 sq/ft **Total 990 sq/ft** 

### **RENT**

Offers in excess of £65,000 per annum exclusive.

# **LEASE**

A new lease is available for a term to be agreed. The lease is to be contracted outside the L&T Act.

# USE

The property has an E Class use. A variety of uses within Class E of the Use Classes Order will be considered.

#### **RATES**

Rateable Value (23/24) £43,750 Rates Payable (23/24) £21,831 per annum

The above figures are an estimate and may be subject to rates relief. Interested parties are advised to check this figures with the relevant Local Authority.

# **LEGAL COSTS**

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

### **EPC**

Available on request.

## **VIEWING**

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

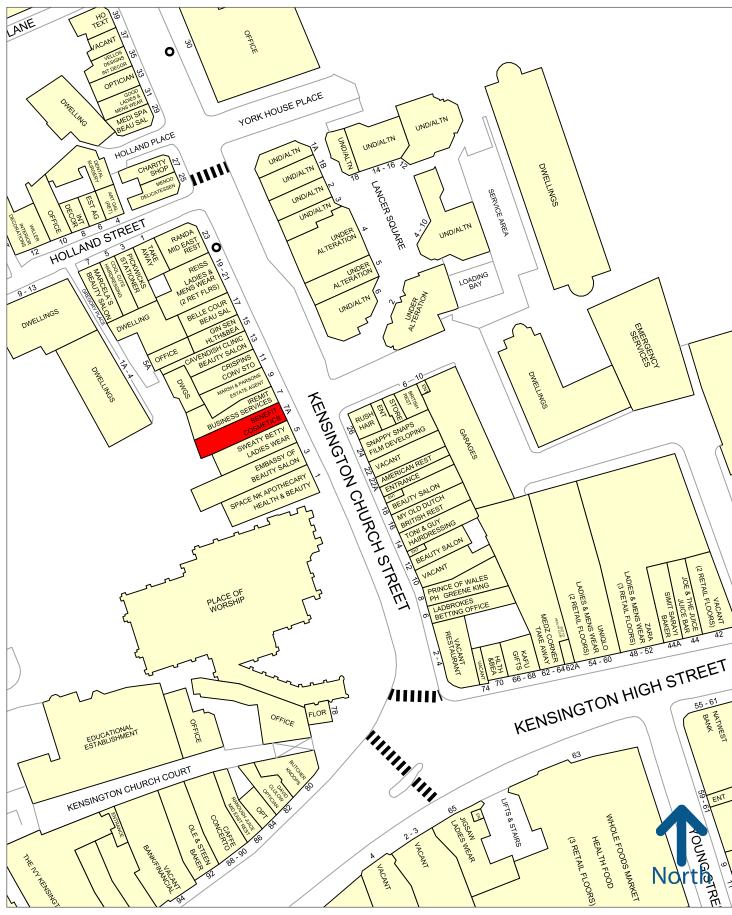
Oliver Fowler

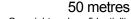
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Experian Goad Plan Created: 08/12/2022 Created By: Blanchflower Lloyd Baxter

