

# 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
<b>Total</b>	<b>990 sq/ft</b>

### 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

Email: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Tel: 0207 491 8249

Mob: 07900 217 624

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

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