

Kensington High Street W8

Prominent Class E Retail Shop & Basement

1832 sq ft sales/722 sq ft ancillary – new lease



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170 Kensington High Street, W8 7RG

Situation & Location

Prominently situated close to the junction with Argyll Road, close to Metro Bank, Altimus and Ellis Brigham.

Description & Accommodation

Comprising a ground floor and basement retail unit with rear loading from Phillimore Walk, having the following approximate dimensions and floor areas:-

Internal Width 18 ft 5.5 m Shop Depth 98 ft 30 m Net Frontage 18 ft 5.5 m

Ground floor sales 1,832 sq ft 170 sq m Basement Ancillary 722 sq ft 67 sq m

Rent £150,000 per annum, subject to five yearly upward only reviews

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

Common Expenses A service charge will be levied to cover common expenses – details on request

Insurance Landlord to insure building and recover fair contribution from tenant

Legal Costs Each party to bear their own **Energy Performance Certificate** Rating 97 Band D

Business Rates The local authority has verbally informed us that the rateable value for the premises is £90,500 and the rates payable for the current year ending 31/03/24 are £46,336. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT Will Apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



50 metres

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