

North Kensington W10

Florists Kiosk To Let

Award winning design – Prominent Corner Site



59 St Helens Gardens, W10 6LN

Situation & Location The property is prominently situated at the junction of St Helens Gardens and Kelfield Gardens and thus serves the affluent St Quintin Estate and the North Kensington generally. The adjacent parade of shops includes popular local cafés and neighbourhood stores. Please see location plan below.

Description & Accommodation Comprising a forecourt florist site with a secure, architect designed kiosk in situ.

Rent Offers invited in the region of **£8,500 per annum** exclusive, payable quarterly in advance.

Lease A new lease is available for a term of 5 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the any common expenses.

Legal Costs Each party to bear their own

Business Rates The rateable value for the premises is £3,800 and qualifying businesses should therefore expect 100% small business relief. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT The rent and other charges will be subject to VAT in addition

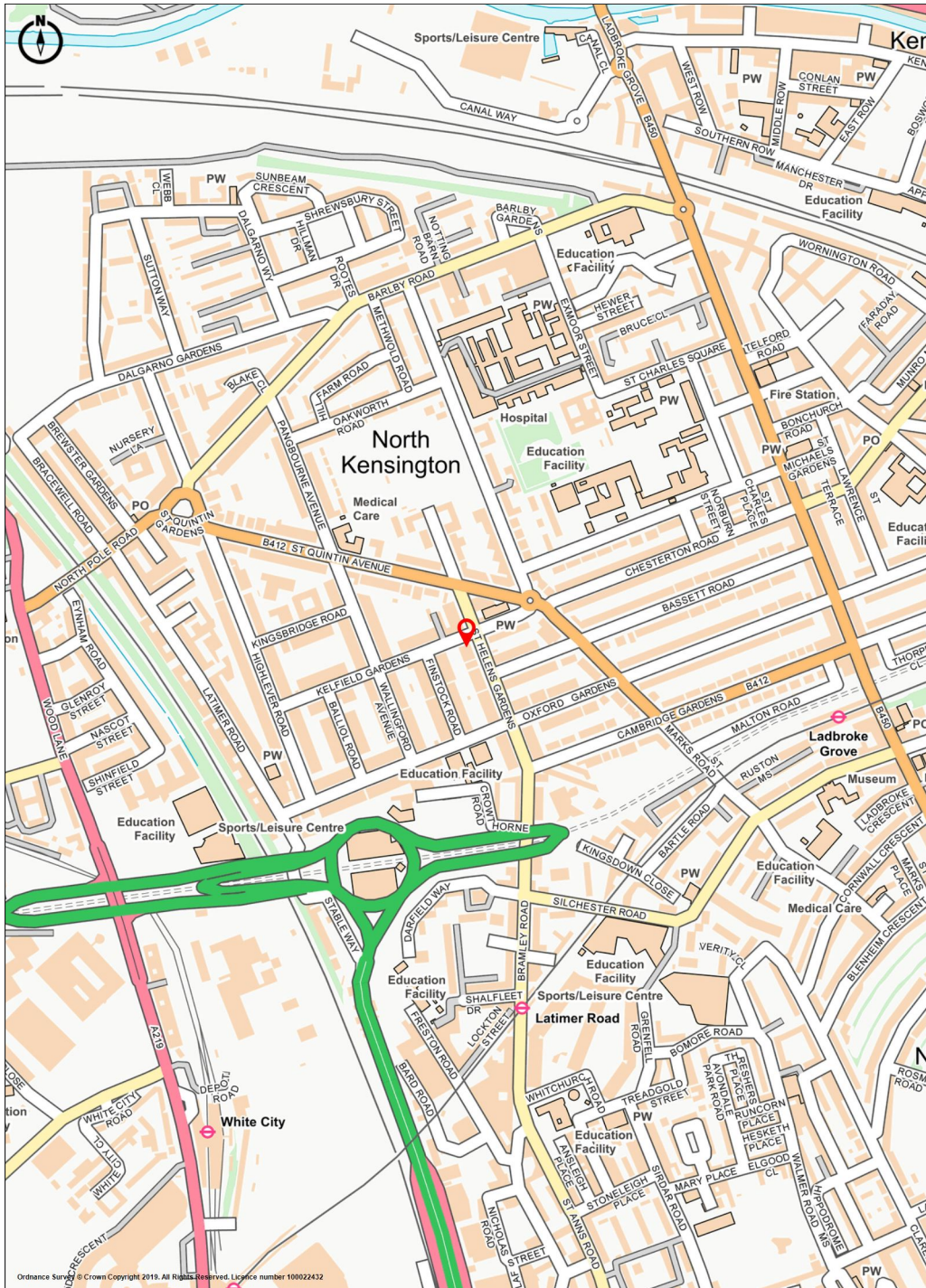
Possession Immediate upon completion of legal formalities

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

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

SUBJECT TO CONTRACT AND STATUS

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.



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