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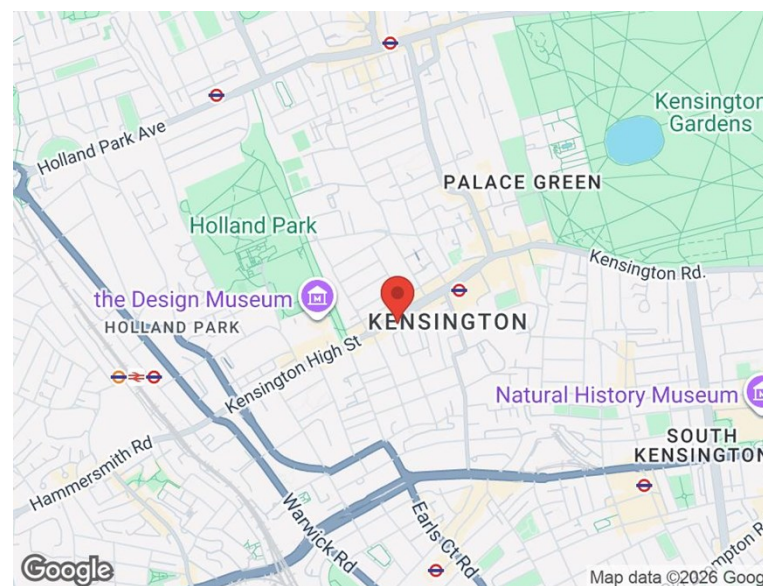
191 - 195 Kensington High Street, London, W8 6SH

A PROMINENT CORNER SITE RESTAURANT ON KENSINGTON HIGH STREET

TO LET

Area: 3,341.00 FT² (310.39M²) Rent: £280,000 per annum, exclusive of VAT / Premium £200,000

- Fully glazed return frontage
- High ceilings
- Dining for 100+ covers
- Commercial kitchen & pantry
- X5 custom W/C's (inc. disabled access)
- Breakout room & staff W/C
- Air Con & fresh air ventilation
- Heat, smoke and security alarms





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LOCATION:

The premises are situated at the end of a parade of mixed-use buildings on the southerly side of Kensington Church Street at the junction with Allen Street. The area is prime Western Fringe where high net worth residential housing meets a primary high street retail and restaurants zone. Other local businesses include, Waterstones, Boots, Zara Home, Marks & Spencer, Decathlon, Robert Dyas, Holland & Barrett, Three, Massimo Dutti, COS, Calzedonia, Mango, Hobbs, H&M, Ellis Brigham, Snow + Rock London, Megan's on the High Street, Papaya Tree (Thai), Burger & Lobster, Nando's, Raj of Kensington, Bonbon, Balans, Five Guys, Akira (Japanese), The Ivy Kensington Brasserie, Ole & Steen, Knoop's and The Design Museum. Public transport is accessed via, High Street Kensington Tube Station (Circle & District line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A restaurant premises occupying the ground floor of a 3 storey, mixed-use, Neo-Classical style corner building. The fully glazed, ground floor return frontage leads to an expansive open plan restaurant / café area, currently fitted with service islands and catering for 100+ covers. To the rear of the premises is a fully fitted commercial kitchen with extraction, dry storage, a pantry, breakout room with staff W/C and a ladies, gents and disabled access W/Cs block.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	3,341.00	310.39
TOTAL	3,341.00FT²	310.39M²

FLOOR PLAN:

LEASE TERMS: Assignment of an FRI Lease, granted outside the Landlord & Tenant Act 1954 for a term of 15 years, Lease commencing from 21st October 2021 and terminating on 11th October 2036.

RENT: £280,000.00

RATES: Rateable Value: £280,000 per annum
Rates Payable: £152,880 per annum

SERVICE CHARGE: On application.

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's business rates department on 0207 361 2828.

POSSESSION: To take assignment of the current FRI Lease, terms on application.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Elected for VAT.

EPC: Available upon request.

CONTACT:

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