



Location

Kensington Church Street is a busy thoroughfare linking Kensington High Street and Notting Hill Gate. The subject property is located mid-way up Kensington Church Street, between Campden Road and Gloucester Walk.

Nearby occupiers include Sip & Rise, Sainsbury's, Bayley & Sage, Imperial Time, FS8 and Knight Frank. The unit benefits from close proximity to both Notting Hill Gate and Kensington High Street stations.

Accommodation

Ground Floor	762 sq ft	70.85 sq m
Basement	634 sq ft	58.91 sq m
Vaults	113 sq ft	10.53 sq m
Total	1,509.5 sq ft	140.29 sq m

Lease Term

Available on a new lease for a term to be agreed, to be contracted outside the security of tenure provisions of the Landlord & Tenant Act, 1954.

Contact

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Rent

Offers in the region of £70,000 pax.

Rates

Rateable Value	£21,500
UBR	0.499 (25/26)

Interested parties are advised to make their own enquiries with the Royal Borough of Kensington & Chelsea to confirm their exact liabilities.

Costs

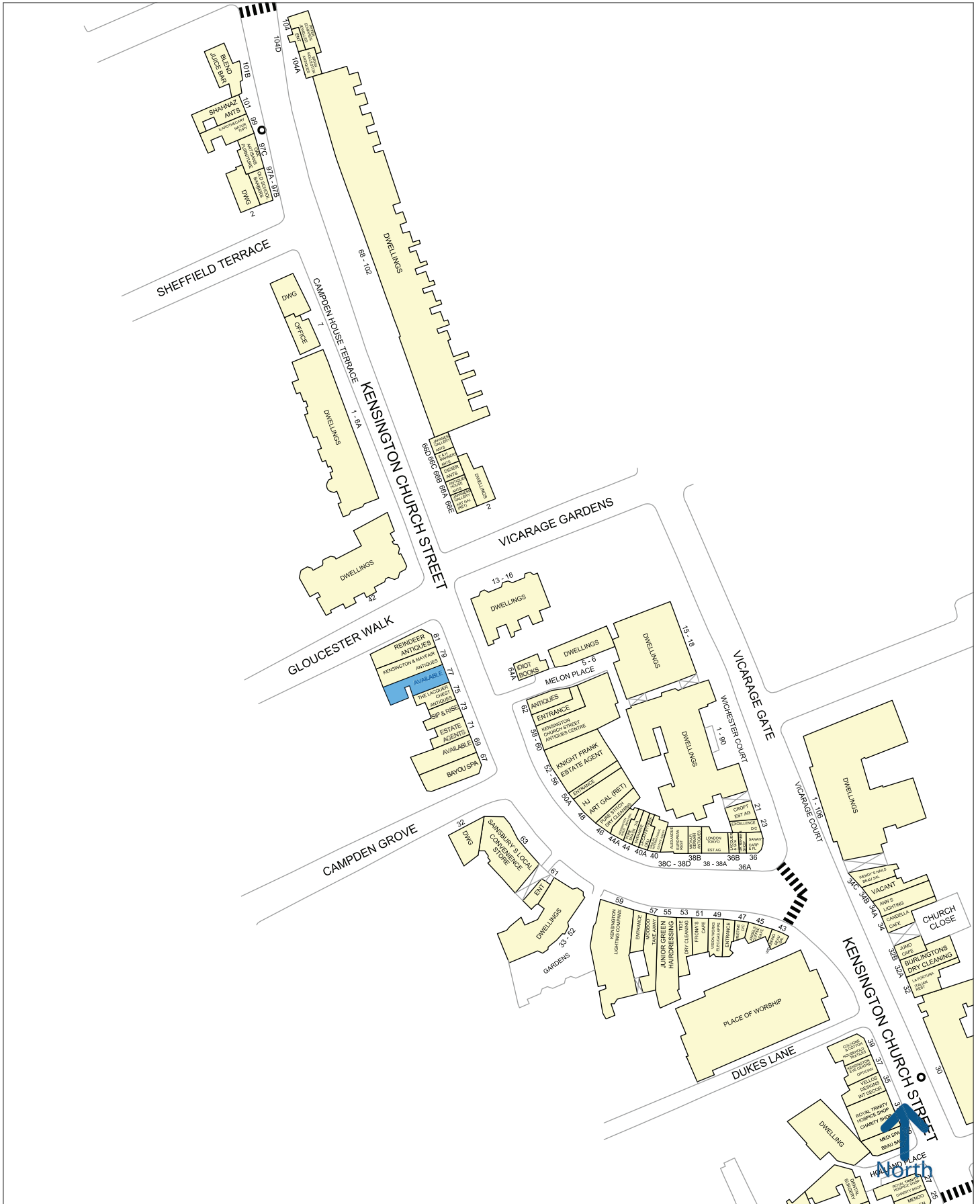
Each party is to be responsible for their own costs incurred in the transaction.

Energy Performance Certificate

TBC.

Viewing

Viewings are to be made in advance via sole agents, KLM Real Estate.



50 metres

Experian Goad Plan Created: 01/06/2021
Created By: Kitchen LaFrenais Morgan

