

K C L

MMXX  
1 5 3

## 216 Kensington Park Road, Notting Hill, London, W11 1NR

FREEHOLD INVESTMENT - 2 RETAIL PREMISES ON KENSINGTON PARK ROAD (OFFERING NIY AT 4.7%)

### FOR SALE

Area: 2,847.00 FT<sup>2</sup> (264.49M<sup>2</sup>) | £1,995,000 - subject to contract |

- Attractive double Roman Arch frontage
- Fully glazed frontages
- Good ceiling height
- Unit 1 open plan retail area
- Unit 2 x8 treatment rooms
- Kitchenette to unit 1
- x4 W/C's (3 unit 2 & 1 unit 1)
- Both units have A/C





SMART

MOVES



## 216 Kensington Park Road, Notting Hill, London, W11 1NR

### LOCATION:

The premises is situated on the easterly side of Kensington Park Road, between the junctions with Westbourne Park Road and Blenheim Crescent. Other local businesses include, E & O, The Distillery, Mikes Café, The Spice Shop, Essenza Ristorante Italiano, Provenance Village Butchers and Teresa Tarmey. Public transport is accessed via Ladbroke Grove (Hammersmith & City Line).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

The ground floor and basement of this Victorian mixed use building is divided into 2 separate shop premises (units 1 & 2).

Unit 1 occupies the right hand ground floor area of the building as viewed for the front elevation and has direct access onto Kensington Park Road, which leads to an open plan retail area, W/C to the mid section and a kitchenette and storeroom to the rear. The premises is currently being fitted as an art gallery.

Unit 2 occupies a smaller ground floor area to the left as viewed from the front elevation, together with the entire basement for the building, which extends under unit 1. The unit is also accessed direct from Kensington Park Road and leads to a reception area and two treatment rooms beyond. The basement is accessed from the front of the premises and is arranged as six treatment rooms and x3 W/C's. The space is currently fitted out and provides skin treatments.

Commercial Lease details available on application.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Unit 1	994.00	92.35
Unit 2	1,853.00	172.15
<b>TOTAL</b>	<b>2,847.00FT<sup>2</sup></b>	<b>264.49M<sup>2</sup></b>

**FLOOR PLAN Unit 1:** [Click Here](#) **FLOOR PLAN Unit 2:**

### SALE TERMS:

The premises are being sold with the existing covenants, Skin Glow & Studio West in occupation, Lease details on request.

**PRICE:** £1,995,000.00

**SERVICE CHARGE:** TBC

**POSSESSION:** Unit 1 occupied by Caroline Boseley Studio / Unit 2 occupied by Skin Glow Limited

**VAT:** Not elected for VAT

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
07772874444  
justin@knightcommerciallondon.co.uk

### RATES:

Unit 1: Rateable Value £ 41,750 pa. / Rates Payable £20,833.25 pa. // Unit 2: Rateable Value £26,000 pa. / Rates Payable £12,974 pa. NB - We Strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

### LEGAL COSTS:

Each party to be responsible for their own legal costs.

### EPC:

Available upon request.