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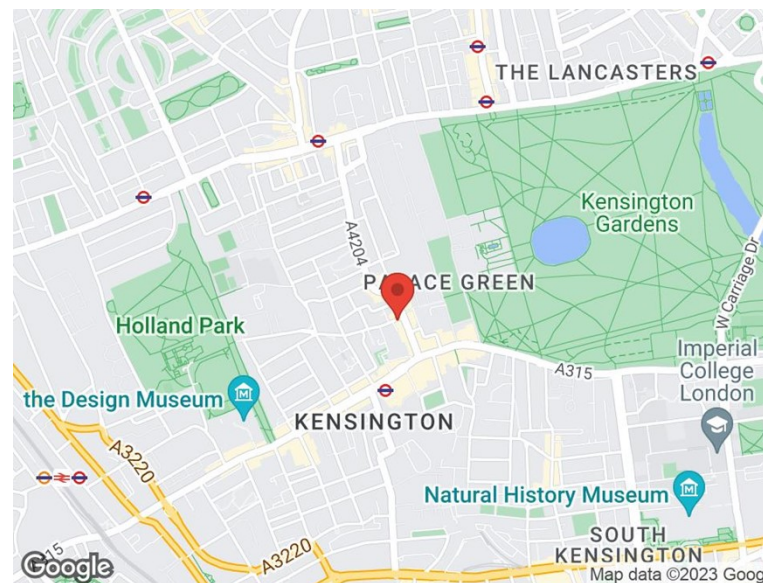
## 1 Holland Street, London, W8 4NA

A GROUND FLOOR & BASEMENT CAFE / SHOP IMMEDIATELY OFF KENSINGTON CHURCH STREET

### TO LET

Area: 706.00 FT<sup>2</sup> (65.59M<sup>2</sup>) | Rent: £37,500 per annum, exclusive |

- Fully glazed frontage
- Open plan cafe / retail area
- Commercial kitchen & refrigeration
- Small office area
- W/C
- x2 dry vaults storage areas
- CCTV
- Strip spot lighting





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### LOCATION:

The premises are situated on the southerly side of Holland Street in a parade of mixed-use buildings running between Kensington Church Street and Gregory Place. Other local businesses include Cool Creative, Marcela's, Richard Young Gallery, Pickwick Gifts, Reiss Kensington, Gin Sen, Bayley & Sage, Good Clothing, Cologne & Cotton, Sweaty Betty, Café Jumo, My Old Dutch and various boutique shops on Kensington Church Walk. Public transport and further shops and restaurants are situated close by on High Street Kensington (District & Circle tube lines).

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

### DESCRIPTION:

The premises has a three-quarter glazed frontage direct onto Holland Street which leads to a retail / café area, currently fitted with a serving counter and window seats. There is a small office area and W/C to the split-level rear addition and the basement is arranged as an open plan food preparation / storage area, together with 2 vaults storage areas. Good order.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	309.00	28.71
Basement	313.00	29.08
Vaults Storage	84.00	7.80
<b>TOTAL</b>	<b>706.00FT<sup>2</sup></b>	<b>65.59M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £37,500.00

**SERVICE CHARGE:** TBC

**RATES:** Rateable Value £27,750 per annum  
Rates Payable £13,847.25 per annum

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:** Full vacant possession immediately on completion of legal formalities

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

**VAT:** Not elected for VAT

**EPC:** Available upon request.

### CONTACT:

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