

K C L



MMXX
EST



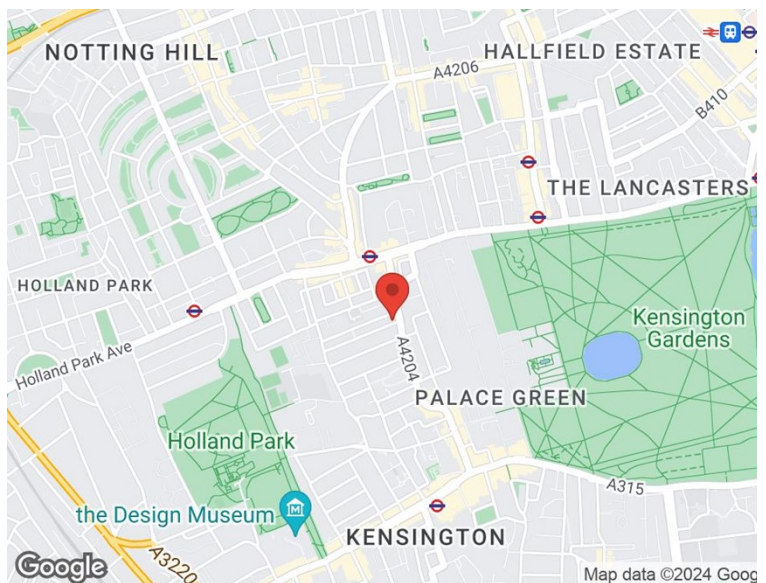
3a Campden Street, London, W8 7EP

AN ATTRACTIVE RETAIL PREMISES IMMEDIATELY OFF KENSINGTON CHURCH STREET

TO LET

Area: 253.00 FT² (23.50M²) | Rent: £27,500 per annum, exclusive |

- Situated next to Sally Clarke Deli
- Fully glazed frontage
- Good natural light
- High ceilings
- Kitchenette
- W/C
- Awning





3a Campden Street, London, W8 7EP

LOCATION:

The premises are situated on the northerly side of Campden Street in a short parade of local shops, approximately 30 meters to the west of the junction with Kensington Church Street. Other local businesses include Sally Clarke Delicatessen, Clarke's, The Churchill Arms, The Kensington Wine Rooms, Lift Coffee, Lea & Sandeman Wine Merchants, Raphia Flavours of Morocco, The Couture Galley Bridal Shop London, Malcolm Betts, Howard Walwyn Fine Antique Clocks, Sphinx Fine Art, Marchant, Butchoff Antiques, Patrick Sandberg Antiques and The Rowley Gallery.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises occupies the ground floor of a 2 storey, early 19th century, terraced mixed-use building. The three-quarter astragal glazed frontage has a recessed entrance leading to an open plan shop, with a W/C to the rear, currently fitted as a jeweller's shop. There is good natural light from front and rear windows and high ceilings. The premises has white walls and a hardwood floor, which are in good order.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	253.00	23.50
TOTAL	253.00FT²	23.50M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord and Tenant Act 1954 for a term to be negotiated.

RENT: £27,500.00

RATES:

Rateable Value: £17,250 per annum
Rates Payable: £8,607.75 per annum

SERVICE TBC

CHARGE:

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: The premises is not elected for VAT

EPC: Available upon request.

CONTACT:

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

Vaughn Smart
Knight Commercial London
vaughn@knightcommerciallondon.co.uk