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64a Kensington Church Street, London, W8 4DB

A CORNER RETAIL / GALLERY PREMISES ON KENSINGTON CHURCH STREET
EQUIDISTANT TO NOTTING HILL GATE & KENSINGTON HIGH STREET

TO LET

Area: 853.00 FT² (79.25M²) | Rent: £48,500 per annum, exclusive |

- Fully glazed frontage
- Good natural light
- Good ceiling height
- Recessed down lights
- Carpeted
- Split level gallery / retail area
- Kitchenette & W/C
- Hard standing area (Not Demised)





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LOCATION:

The premises are situated on the easterly side of Kensington Church Street at the corner of the junction with Melon Place. Other local businesses include, Reindeer Antiques, Jimmie Martin Home Furniture Shop, The Lacquer Chest, Benveniste, HJ Art Gallery, Michael German Antiques, Sip & Rise, Rino's La Caffettiera, Candella Tea Room, Café Juno, Colonge & Cotton Kensington, Gorgeous Boutique of London, Good Clothing Shop, Vellos Designs, Wendy's Nails, Pristine Dry Cleaners, Sainsbury's Local and Bayley & Sage. Public Transport is accessed via Kensington Church Street (buses) and Kensington High Street Station (District and Circle lines).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A retail premises occupying the lower floors of a 2 storey, mixed-use, Victorian corner building. The ground floor frontage has a fully glazed plate glass window directly onto Kensington Church Street and access is via the flank wall onto Melon Place. The shop comprises an open plan retail / office area with a mezzanine level rising to the rear of the unit over a part lower ground floor, which accommodates a kitchenette and a W/C. To the front of the shop is a deep pavement / hard standing area idea for seating or displays, subject to local authority consent and licencing. Good order throughout.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	330.00	30.66
Mezzanine Level	275.00	25.55
Lower Ground Floor	248.00	23.04
TOTAL	853.00FT²	79.25M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To take Assignment of the current Lease OR negotiate new FRI Lease terms.

RENT: £48,500.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £24,000 per annum
Rates Payable: £11,976 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: Elected for VAT

EPC: Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
07772 874 444
justin@knightcommerciallondon.co.uk

Vaughn Smart MRICS
Knight Commercial London
07827 403 127
vaughn@knightcommerciallondon.co.uk