

17 Kensington Church Street, W8 4LF

JOHN D WOOD

Assignment of Existing Lease



LOCATION

The subject property is situated at the south end of Kensington Church Street just north of Kensington High Street, within the heart of Kensington. The building features a glazed frontage, in a highly prominent location. Kensington also boasts a vibrant retail landscape, with a selection of established brands.

There are good transport links which are easily accessible, with the premises being within a 3-minute walk from High Street Kensington Underground Station which provides access to the Circle and District Line.

DESCRIPTION

The premises currently comprises of a fully fitted nail salon spread over ground and lower ground floors. The ground floor offers a variety of stations for nail and foot pedicures. The lower ground floor comprises of two treatment rooms and a kitchenette. Included with the property is a small outside area at the rear.

TENURE

The property is available by way of an assignment of the existing lease.

Terms available upon request.

AVAILABILITY

Floor	Size (sq ft)	Size (sq m)
Ground	458	42.53
Lower ground	407	37.8
Total	865	80.33

BUSINESS RATES

From 1 April 2023 the rateable value of the property is £45,000 pa, reflecting rates payable of circa £22,455 pa.

Interested parties are recommended to confirm the above with the ratings department at the Royal Borough of Kensington and Chelsea.

USE

The current permitted use of the building is understood to fall within Class E.

MARKETING AGENTS

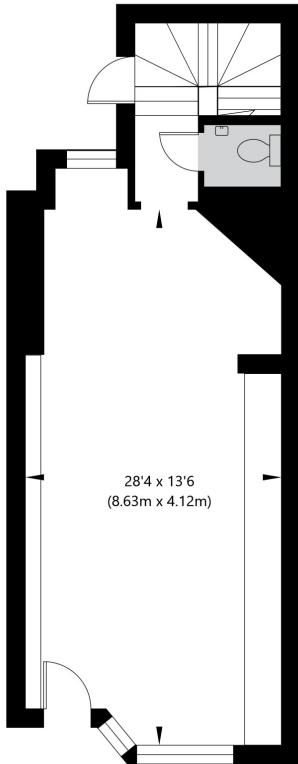
For more information or to arrange a viewing, please contact John D Wood or our joint agents on the details below.

George Cracknell
07384 897647
georgecracknell@johndwood.com

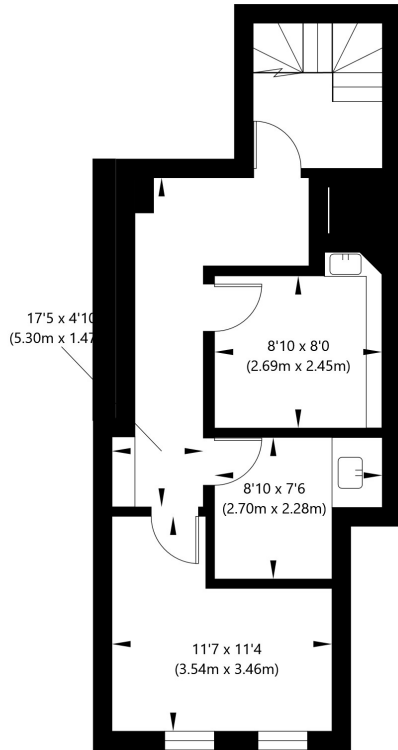
Craig Van Staten
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 42.53 SQ M / 458 SQ FT



Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 37.8 SQ M / 407 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 80.33 SQ M / 865 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.