



# KENSINGTON

190 Kensington Church Street, London W8

**PRIME RETAIL UNIT TO LET**

**NEW LEASE AVAILABLE**



**LOCATION**

The property occupies a prominent position on the eastern side of Kensington Church Street, close to its junction with Notting Hill Gate. Notting Hill Tube Station, incorporating the Circle, District and Central line, is within a 2 minute walk.

Nearby retailers include; Post Office, Waterstones, William Hill, Barclays Bank, Black & Blue Restaurant, American Dry Cleaners, Lea & Sandeman Wine Merchant and De Winter Upholsters.

**ACCOMMODATION**

The accommodation to be let will comprise part of the ground floor of the existing Post Office and will have the following approximate floor areas;

|                           |           |            |
|---------------------------|-----------|------------|
| <b>Ground Floor Sales</b> | 830 sq ft | 77.11 sq m |
| <b>Internal Width</b>     | 23.72 ft  | 7.23 m     |

The property will be handed over as a subdivided shell unit, with W.C., ready for an incoming tenant to install a shop front and fit out.

**USE**

The property benefits from **A1 planning consent**.

**LEASE**

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to upward only rent reviews.

**RENT**

£65,000 per annum exclusive

**RATES**

The property will be split and the rates will need to be reassessed. We recommend that parties make their own enquiries.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

