



## Location

Kensington Church Street is a busy thoroughfare linking Kensington High Street and Notting Hill Gate. The subject property is located midway up Kensington Church Street between Campden Road and Gloucester walk.

The pitch benefits from a number of antique and art galleries including Reindeer Antiques, Jimmie Martin Interior Décor, and Amir Mohtashemi Art Gallery.

In addition, Kensington Church Street has seen an influx of beauty occupiers including Bayan Loutra, Belle Cour, Cavendish Clinic, Embassy of Beauty and Benefits Cosmetics Brow Bar.

## Accommodation

Ground Floor	312 sq ft	29.00 sq m
Lower Ground Floor	39 sq ft	3.62 sq m
Basement	330 sq ft	30.67 sq m
Vaults	74 sq ft	6.88 sq m
<b>Total</b>	<b>755 sq ft</b>	<b>70.17 sq m</b>

## Rent

£35,000 per annum exclusive.

## Rates

Rateable Value	£19,500
UBR	0.499 (2020/21)

Interested parties are advised to make their own enquiries to The Royal Borough of Kensington & Chelsea.

Business Rates are understood to be exempt until April 2021.

## Lease Term

Available on a new lease for a term to be agreed.

## Energy Performance Certificate

Available upon request.

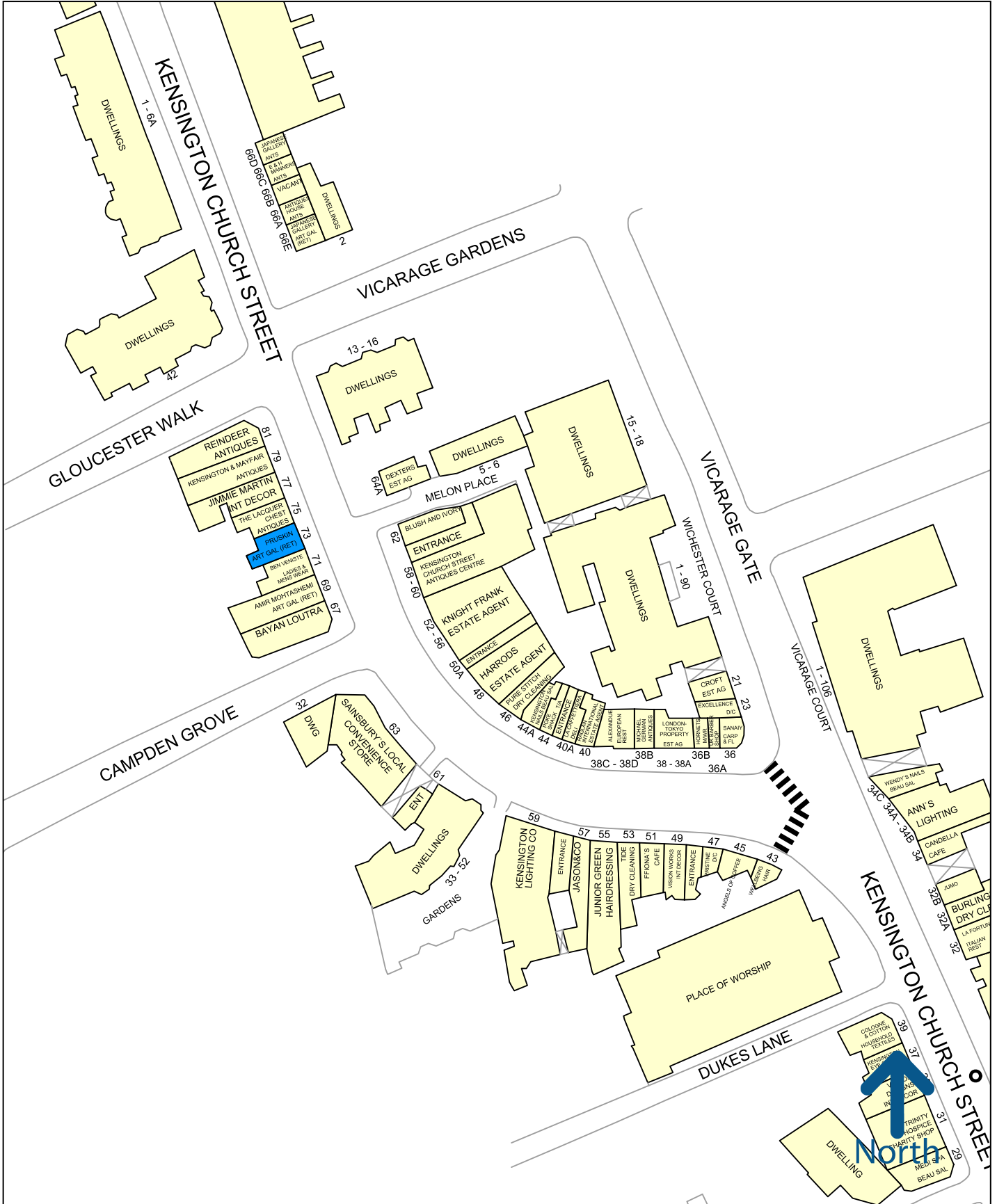
## Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

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50 metres

Experian Goad Plan Created: 26/09/2019  
Created By: Kitchen LaFrenais Morgan



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