

CLASS E OPPORTUNITY

LONDON

154-158 KENSINGTON HIGH STREET

Description

Kensington High Street is the main shopping street in Kensington, London, England. The area is identified in the London Plan as one of 35 major centres in Greater London.

The subject property is located on a prominent corner position on the opposite side to High Street Kensington tube Station. Nearby retailers include **Metro Bank, Holland & Barrett, Five Guys, Amazon Fresh, COS and MUJI.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground floor only providing the following approximate areas:

Ground Floor Net Sales	3,283 sq. ft.	(305 sq. m)
Ground Floor Ancillary	289 sq. ft.	(26.85 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 21st December 2031. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£825,000

per annum exclusive.

Subject to contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£270,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 75. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

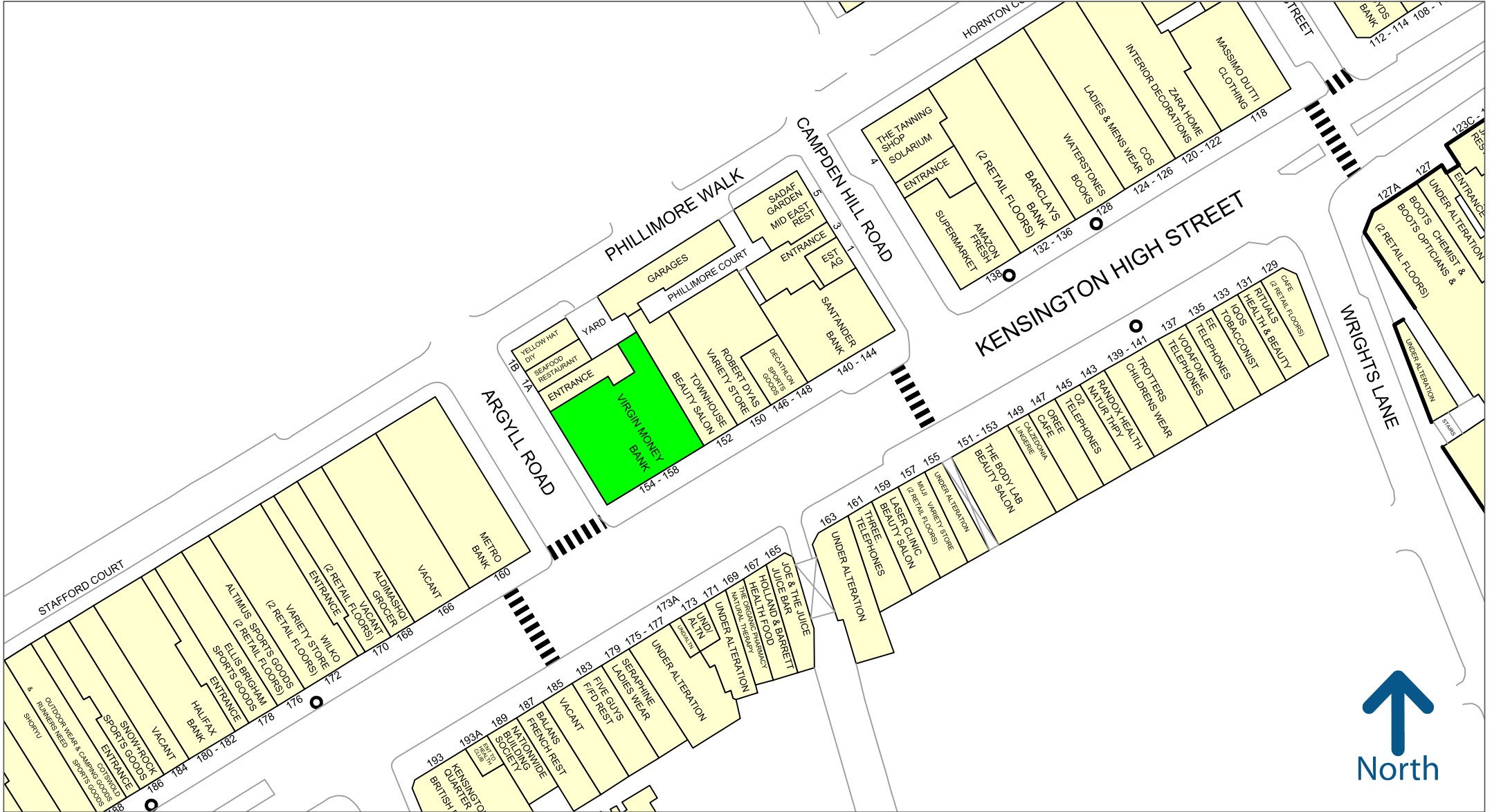
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:





50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885



Experian Goad Plan Created: 10/01/2024

Created By: Green and Partners

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com