

LONDON W8 4BA

43 KENSINGTON CHURCH ST

SHOP TO LET



Second Floor
25 Foubert's Place
London W1F 7QF

LOCATION

Located in the heart of Kensington Church Street between Kensington High Street and Notting Hill Gate.

The area is popular with art galleries, antique dealers, fashion retailers and estate agents and is in close proximity to **Knight Frank & Sainsbury's Local**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged over ground and basement comprising the following approximate dimensions and net floor areas:

Net Frontage	11 ft 8 in	3.55 m
Internal Width (max)	12 ft 11 in	3.93 m
Shop Depth	13 ft 8 in	4.16 m
Ground Floor	170 sq ft	15.8 sq m
Basement Ancillary	265 sq ft	24.6 sq m

LEASE

A new full repairing and insuring lease is available for a 12 year term, subject to 4 yearly upward only rent reviews at a commencing rental of **£23,500 per annum exclusive**.

EPC

The property has an energy efficiency rating of D100. A copy of the EPC is available upon request.

LEGAL COSTS

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

SUBJECT TO CONTRACT



RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£14,750
UBR 2020/2021	£0.499

100% business rates relief until 30th June 2021 followed by a 66.6% discount until 31st December 2021 for eligible occupiers. Interested parties should make their own enquiries to the local authority to verify this information.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

For further information or arrangement to inspect, please contact:

Russell Yam

020 7908 7036

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50 metres

Experian Goad Plan Created: 19/01/2021
Created By: HRH Retail

Misrepresentation Act

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