

# 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

An EPC has been commissioned and 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

Interested parties should verify this information with the Local Authority. 100% business rates relief until 31st March 2021 for eligible occupiers.

#### 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  
[russell@hrhretail.com](mailto:russell@hrhretail.com)



50 metres

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

Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

Harmer Ray Hoffbrand LLP is a Limited Liability Partnership, registered in England and Wales, registered No. OC318359 at the address overleaf.