

LONDON W8 4BA

55 KENSINGTON CHURCH ST

SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

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	14 ft 5 ins	4.39 m
Internal Width (Max)	15 ft 4 ins	4.67 m
Shop Depth (Max)	38 ft 6 ins	4.11 m
Ground Floor	506 sq.ft	47.00 sq.m
Basement Ancillary	345 sq.ft	32.05 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 **£46,500 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 £32,750

Interested parties should make their own enquiries to the local authority to verify the 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
russell@hrhretail.com



Experian Goad Plan Created: 20/03/2023
Created By: HRH Retail

Misrepresentation Act

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