

**Attractive Raised Ground Floor Shop with Basement Showroom
Situated Close to Kensington High Street
To Let
1128 sq. ft approx. /104.8 sq. m**



**5 Kensington Church Street
London W8**

Location:

The property is situated on western side of Kensington Church Street, a short distance north of its junction with Kensington High Street and benefits from the very considerable flow of both vehicular and pedestrian traffic to this area.

Description:

The premises is currently trading as 'Sweaty Betty' and comprises a raised, ground floor, retail shop with an attractive basement which is also used currently used for retail with changing cubicles and additional storage space.

There is also basement WC and kitchenette accommodation and natural light via front and rear light wells.

Accommodation:

Ground Floor Restaurant	437 sq. ft
Basement	691 sq. ft
Total	1128 sq. ft

Tenure:

Leasehold

Lease Terms:

A new lease for an initial term of 3 years.

Rent:

£65,000 per annum exclusive

Rateable Value:

£50,500 (RBKC)

Rates Payable:

£25,199.50 (April 23 – April 24)

NB: We strongly suggest you verify the above figures with the Business Rates Dept of the RBKC

Possession:

Full vacant possession immediate upon completion of legal formalities

Legal Costs:

Each party is to bear their own legal costs.

Viewing:

Strictly by appointment with **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.