



**ROGER PAINTER & CO**

**SUBSTANTIAL RENT REDUCTION**  
**Kensington Church Street**  
**Corner Position Ground Floor Lock-up Shop**  
**To Let**  
**370 sq. ft / 34.3 sq. m**



**62 Kensington Church Street**  
**London W8**

**Location**

The premises are situated on the eastern side of Kensington Church Street at its corner with Melon Place and just south of its junction with Vicarage Gardens. The property has a very attractive frontage to Kensington Church Street and is very visible to the extremely busy road traffic and considerable pedestrian flow between Kensington High Street and Notting Hill Gate.

**Description**

The premises comprises a ground floor lock-up shop which could be suitable for a variety of retail or office uses.

**Accommodation**

Ground Floor Shop **370 sq. ft / 34.3 sq. m**

Amenities Include:

- Ground Floor WC accommodation
- Kitchenette

- New air conditioning system
- Attractive white flooring
- Electric shutters
- CCTV System
- Extensive internal storage cupboards

**Tenure**

A new lease for a term by arrangement with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt.2

**Rent:**

£42,000 per annum exclusive

**Service Charge**

Approx £1500 per annum

**Rateable Value**

£19,500 RBKC

**Rates Payable**

£4865.00 (April 23 – April 24)

**NB We strongly recommend you verify the above figures with the Business Rates dept of the RBKC.**

**Legal Costs**

Each party is to bear their own legal costs.

**Possession**

Full vacant possession immediate upon completion of legal formalities

**Viewing**

Strictly by appointment with the sole agents **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.