

**13 Kensington
Church Street
LONDON
W8 4LF**

**GROUND FLOOR
SHOP & BASEMENT
TO LET**



Location: The premises are well situated on the west side of this popular part of Kensington Church Street, close to the junction with Kensington High Street. Nearby traders include Reiss, Patisserie Valerie, Sweaty Betty, Space NK, Neal's Yard Remedies, Venise Shoes and Toni & Guy.

Accommodation: The premises are arranged on Ground & Lower Ground floors, and comprise the following dimensions and floor areas:-

	Imperial	Metric
Ground Floor Sales	857 sq ft	79.62 sq m
Lower Ground Floor	428 sq ft	39.76 sq m
Vaults	63 sq ft	5.85 sq m
Total	1,348 sq ft	125.23 sq m
Window frontage	15' 6"	4.72 m
Shop Depth	65' 0"	19.81 m

Lease: The premises are available on a 10 year full repairing and insuring lease, subject to a rent review at the 5th year, outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

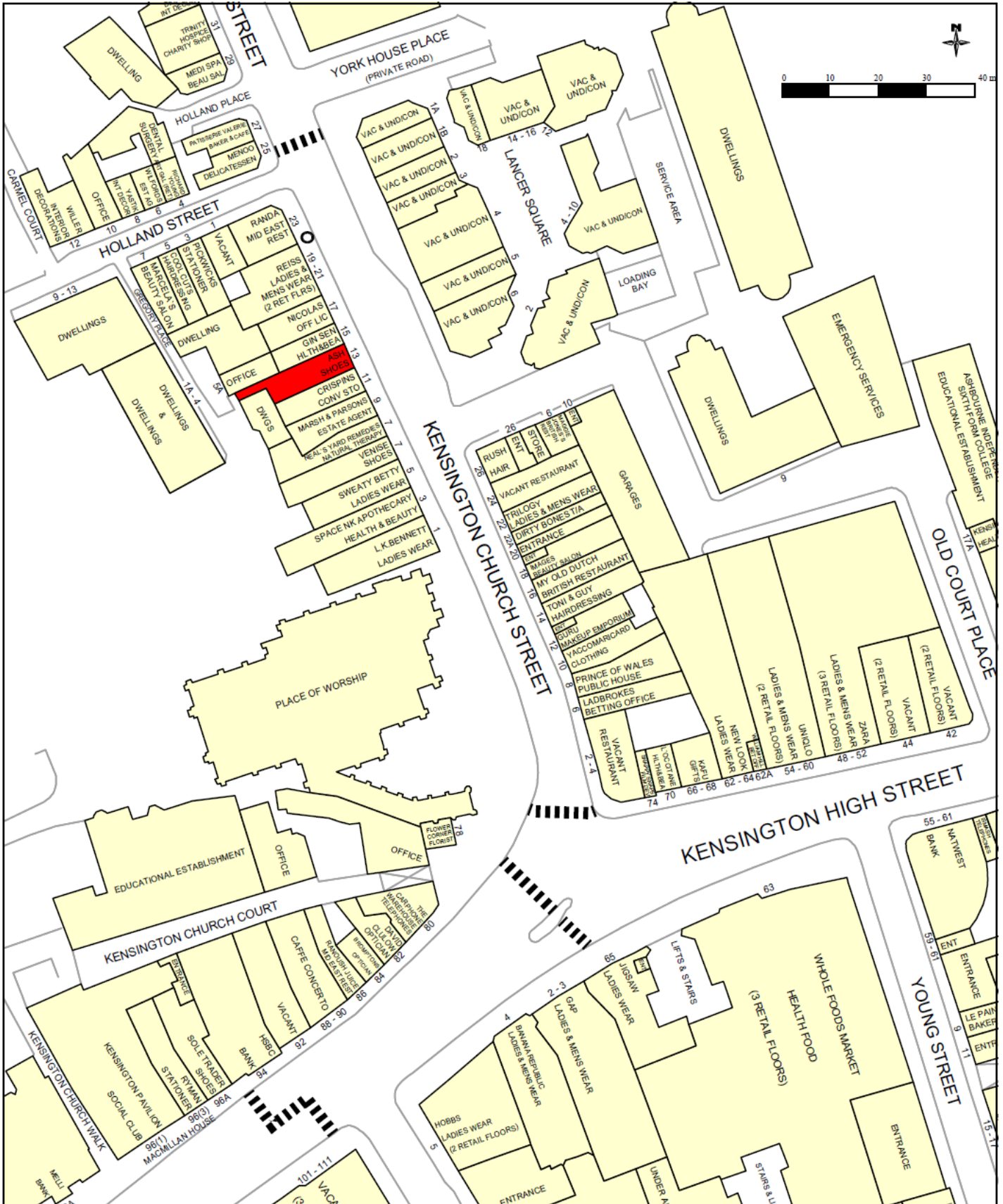
Rent: £92,500 per annum exclusive.

Rates: The Rateable Value of the premises is £84,500 and the rates payable are currently assessed at 47.9p of each pound of the Rateable Value. Interested parties are recommended to make their own enquiries with the Rating Department of the Royal Borough of Kensington & Chelsea. Tel: 020 7937 5464

Possession: Upon completion of legal formalities.

Viewing: Please contact David Coskie
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KENSINGTON



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