

40 Kensington High Street, London, W8 4PF

PRIME RETAIL UNIT TO LET

Summary

- Prominent corner unit
- High footfall location
- Within close proximity to High Street Kensington Underground station

Location

The property is situated on Kensington High Street, diagonally opposite **Whole Foods Market**.

Nearby retailers include **Urban Outfitters, TK Maxx, Zara, Uniqlo** and **Jigsaw**.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor Sales	1,021	94.85
Mezzanine Sales	2,017	187.39
Mezzanine Storage	760	70.61
Total	3,798	352.85

Lease Terms

The property is available by way of an Assignment of the existing lease for a term of 10 years expiring on 19 September 2027, contracted within the security of tenure provisions of the Landlord & Tenant Act 1954. The lease is subject to an upwards only rent review on 19 September 2022.

There is a tenant only break option on expiry of the fifth year of the term, subject to six months' notice only.

Incentive

Incentives available subject to covenant.

Rent

£250,000 per annum

exclusive of rates, service charge and VAT (if applicable).

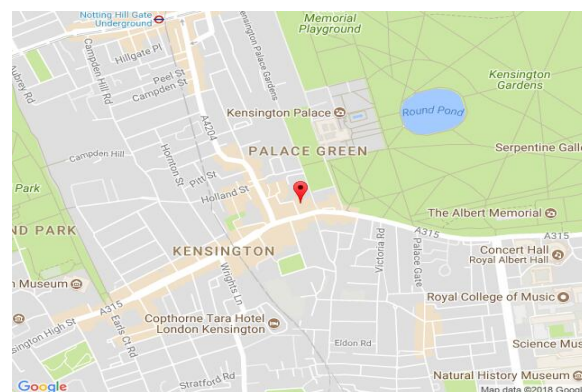
Rates

Rates Payable (2018/2019): £104,652 per annum

(based upon Rateable Value: £204,000 and UBR: 51.3p)

EPC

This property has been graded as 59 C.



Viewing & Further Information

Viewing is strictly by appointment with:

Duncan Gilliard

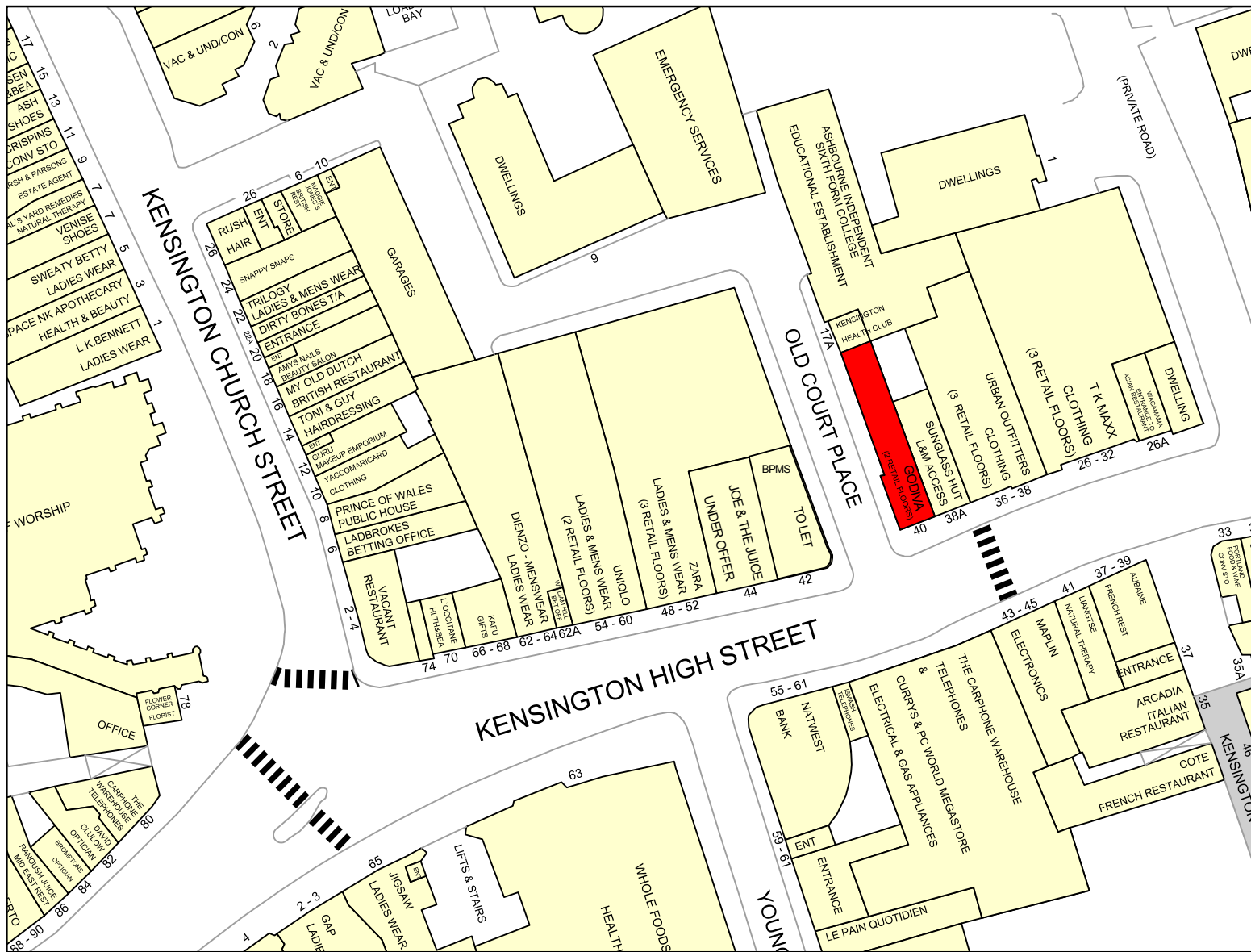
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50 metres



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