

34B Kensington Church Street

London W8 4HA



High Class Shop to Let



LOCATION

Situated towards the southern end of Kensington Church Street, close to the junction with Kensington High Street. Nearby retailers include the likes of **Cologne & Cotton** together with a range of high-end boutiques and independent retailers while to the south are multiples including **Space NK**, **Sweaty Betty** and **Reiss**.

Just to the south the recent redevelopment of Lancer Square has brought additional vitality to this side of the street with tenants including **Bayley & Sage**.

See Goad plan extract

ACCOMMODATION

The property is arranged on ground floor only with the following approximate net internal areas:-

Ground Floor	38.2 sq m	412 sq ft
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Internal security roller shutter.

See floor plan overleaf

TENURE

A new lease is available for a term by negotiation subject to 5 yearly upward only rent reviews.

RENT

£35,000 pa exclusive.

RATES

VOA website lists Rateable Value as £18,500

Retail and similar businesses benefit from 40% relief until 31st March 2026 for eligible occupiers.

Interested parties must make own enquiries with local authority to verify rates information and any discount.

EPC

Rating C – valid to January 2030

VAT

All rents and prices are exclusive of any VAT that may be payable.

CONTACT

All inspections strictly by appointment only.

For further information, plans and inspections please contact:

Mark Tindale
Tel: 020-7462-5763
Email: mark.tindale@johnsonfellows.co.uk



020 7462 5767

info@johnsonfellows.co.uk
www.johnsonfellows.co.uk

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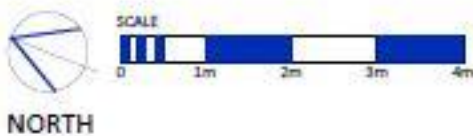
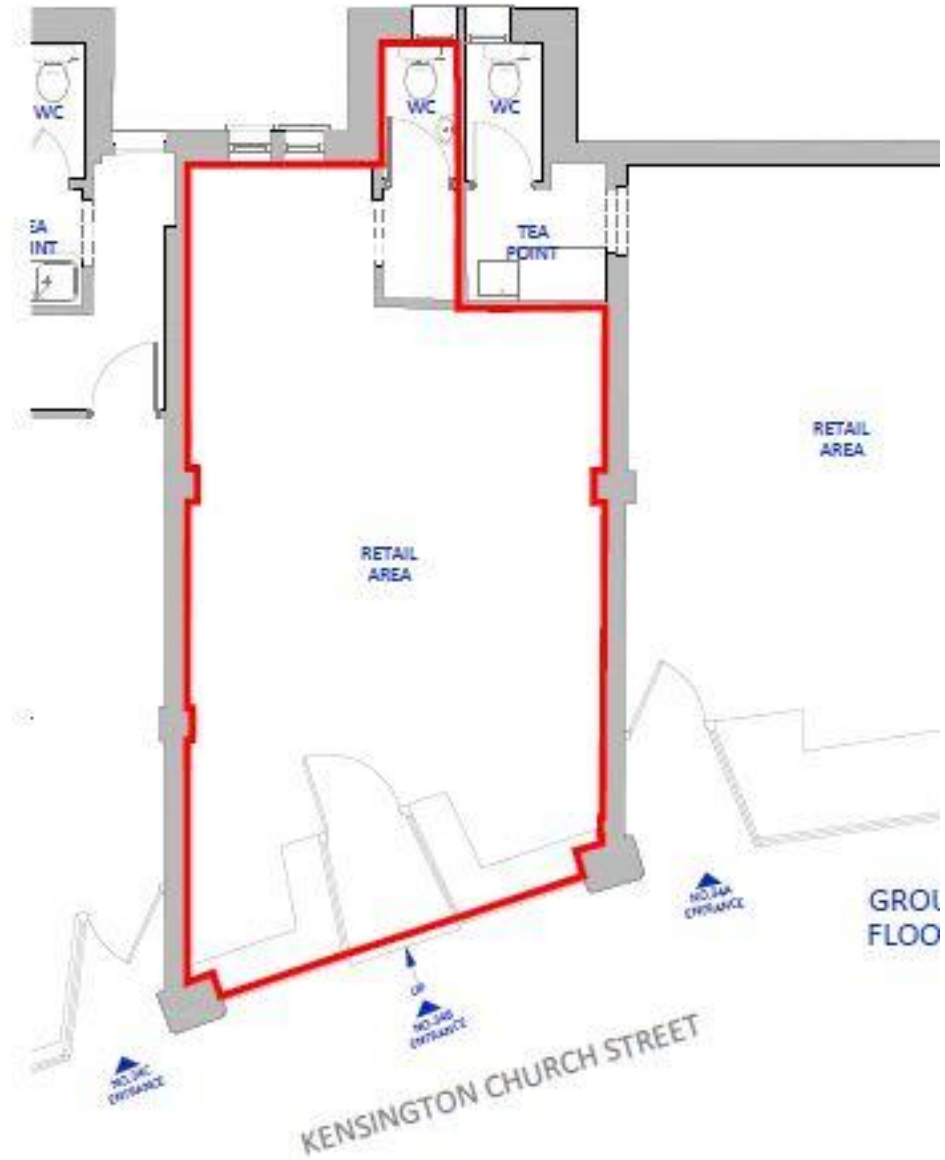
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