

## 281 Kensington High Street, London, W8 6NA

CLASS E UNIT TO LET

1,005 SQ FT



### LOCATION

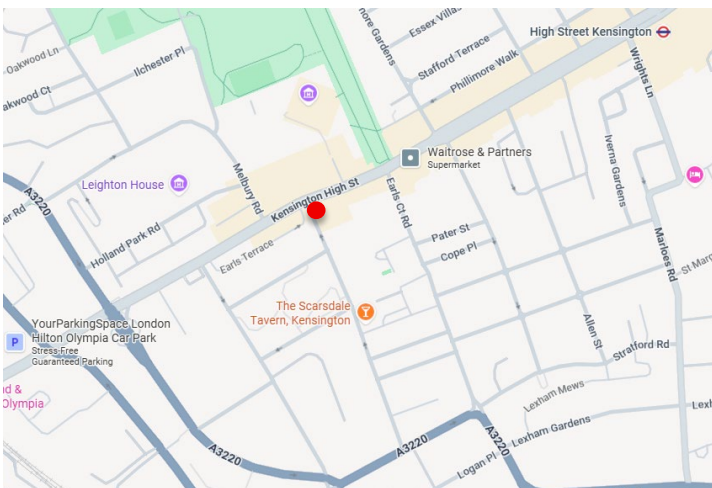
The property is located on Kensington High Street on the corner with Edwardes Square. The unit is around 0.5 miles from Earls Court, Kensington and High Street Kensington Underground Stations.

The property is situated in close proximity to The Design Museum with numerous local retailers, estate agents and restaurants in the parade and opposite, including Gails Bakery.

### DESCRIPTION

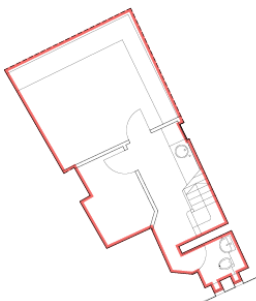
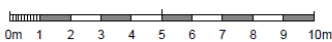
The property provides accommodation on both ground and basement floors and has a large return window frontage onto Edwardes Square. It has been fitted out to a high standard with an air-conditioned open plan ground floor and basement with WC and staff area.

Ground	715 Sq Ft	66.4 Sq M
Basement	290 Sq Ft	26.9 Sq M
<b>Total</b>	<b>1,005 Sq Ft</b>	<b>93.3 Sq M</b>

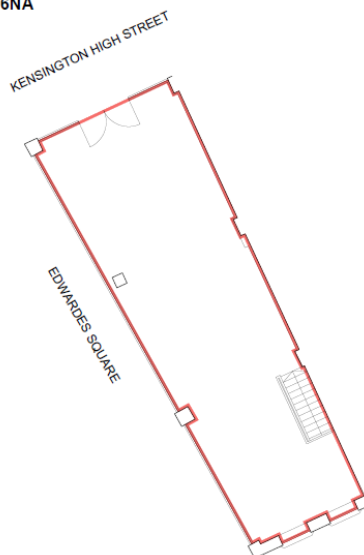


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Scale 1:100 @ A3



Basement Plan



Ground Floor Plan

## LEASE

This unit is available on the basis of an assignment or sub-lease. It is currently held on an effective FRI lease expiring on 31<sup>st</sup> July 2032 at a passing rent of **£50,000 per annum** exclusive.

There is a tenant only break option on 31<sup>st</sup> July 2027 and open market rent review on the 1<sup>st</sup> August 2027.

The Lease is inside the Landlord and Tenant Act 1954.

## BUSINESS RATES

Rateable Value £36,000.

Interested parties are advised to make their own further enquiries

## VAT

TBC

## TIMING

Immediate

## EPC RATING

C

## POSSESSION

On completion of legal formalities

## LEGAL

Each party to bear their own legal costs

## ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

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