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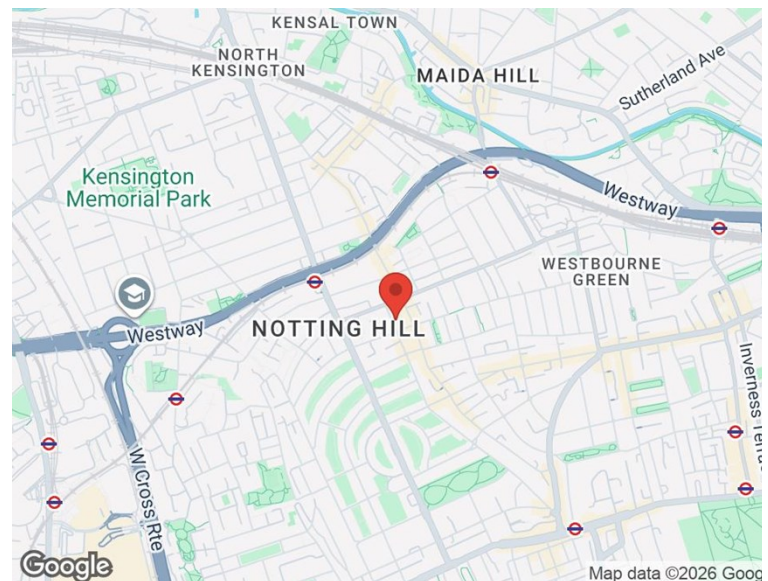
## 202 Kensington Park Road, London, W11 1NR

AN ATTRACTIVE RETAIL PREMISES IN EXCELLENT CONDITION CLOSE TO PORTOBELLO ROAD

### TO LET

Area: 1,656.00 FT<sup>2</sup> (153.85M<sup>2</sup>) Rent: £60,000 per annum, exclusive of VAT

- Excellent white box condition
- Fully glazed frontage
- Bright retail areas
- White washed wood floors
- x2 retail areas
- Private office
- Kitchen and x2 W/C's
- Strip & recessed spot lighting





## 202 Kensington Park Road, London, W11 1NR

### LOCATION:

The premises are situated in a parade of shops and uppers on the easterly side of Kensington Park Road, in between the junctions with Blenheim Crescent and Westbourne Park Road. The area is populated by busy local high streets and the world famous Portobello Market. Local businesses include, Books for Cooks, The Notting Hill Bookshop, Happy Socks, Eighty-8 Nail, Sunspel (fashion), A Rum Fellow (Rug Shop), The Spice Shop, Mike's Café, Tonkotsu, Sova Wine Bar, Knoops, Essenza Ristorante Italiano, Biscuiteers, Mediterraneo Cucina Italiana, Dove (Modern British), La Mia Mamma, Osteria Basilico, Osteria Napoletana, Chez Lui, Erev and Teresa Tarmey (skin care). Public transport is accessed via Ladbroke Grove (Hammersmith & City line and buses).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

A ground floor and basement shop, occupying the lower floors of a 2 storey, mixed-use, Victorian terraced building. The premises has a three-quarter glazed ground floor frontage, which leads to an open plan retail area, with sky lights over the mid and rear sections of the ground floor. The basement is arranged with an open plan retail and fitting area, private office, kitchen and x2 W/C's.

The premises are in very good order and painted white throughout, with white-washed floor boards, track and recessed spot lighting, smoke and security alarm systems.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	856.00	79.53
Basement	800.00	74.32
<b>TOTAL</b>	<b>1,656.00FT<sup>2</sup></b>	<b>153.85M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

**RENT:** £60,000.00

**SERVICE CHARGE:** 5,000 per annum.

### RATES:

Rateable Value: £47,000 per annum

Rates Payable: £23,453 per annum

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities.

**VAT:** Not elected for VAT.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### EPC:

Available upon request.

### CONTACT:

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