



**BLANCHFLOWER
LLOYD BAXTER**

RETAIL PROPERTY CONSULTANTS

PRIME PREMISES TO LET

7A KENSINGTON CHURCH STREET, LONDON W8

SUBJECT TO VACANT POSSESSION

LOCATION

The premises are located in a prime position on Kensington Church Street close to the junction with Kensington High Street.

Operators in the immediate vicinity include Petit Bateau, Space NK, Embassy of Beauty, Marsh & Parsons and Bayley & Sage.

ACCOMMODATION

The premises are arranged over two floors offering the following approximate areas:

Ground Floor	490 sq/ft
Basement	550 sq/ft

RENT

£67,500 per annum exclusive.

LEASE

A new lease is available for a term to be agreed. The lease is to be contracted outside the L&T Act.

USE

The property has an E Class use. A variety of uses within Class E of the Use Classes Order will be considered.



RATES

Rateable Value	£43,750
Rates Payable 24/25	£21,831 per annum

The above figures are an estimate. Interested parties may be subject to rates relief. Please check with the Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs in connection with this transaction.

TIMING

Immediate. Subject to Vacant Possession.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter:

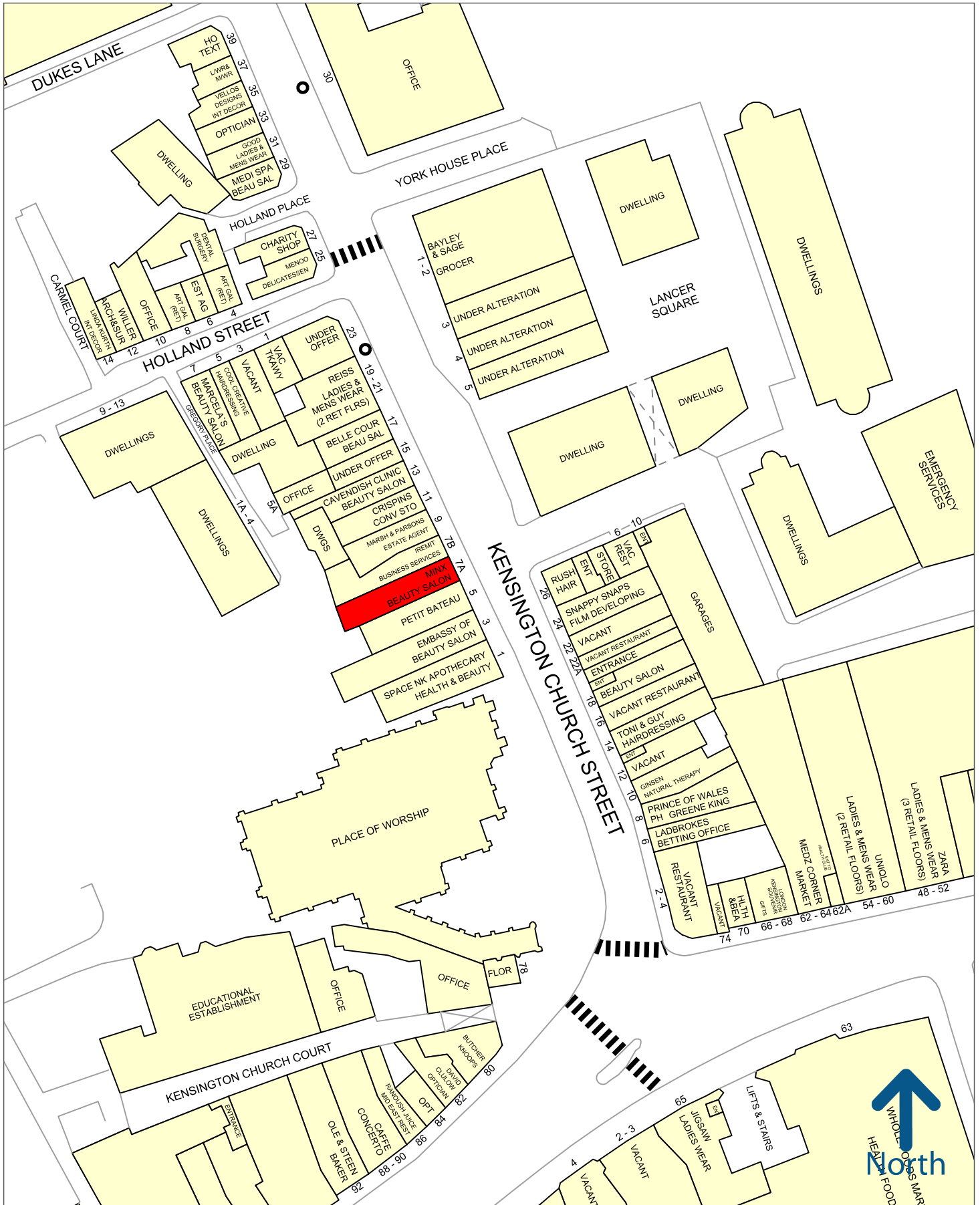
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 03/10/2024
Created By: Blanchflower Lloyd Baxter