

## West Kensington W14

Class E Shop To Let - 726 sq ft 68 sq m



**Ground floor, 1 Russell Gardens, London W14 8EZ**

## Situation & Location

The property is prominently situated on a corner site at the junction of busy **Holland Road** and **Russell Gardens**, close to **Holland Park**, and **Olympia Station** (overground), as well as the new **Olympia** complex development.

## Description & Accommodation

The property comprises a ground floor retail unit providing the following approximate floor areas:-

Internal Width: 20' 6.1m narrows to 12'5" /3.8 m after 16'6" / 3.28 m. Shop Depth: 31' 8" / 9.65 m

Ground floor sales 539 sq ft 50 sq m Ground floor office/store 187 sq ft 17.4 sq m

**Rent £25,000** per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

**Lease** A new lease is for a term of 10 years, to be taken inside the Landlord & Tenant Act 1954

**Common Expenses** Tenant to bear a fair proportion of the cost of maintaining and insuring structure.

**Legal Costs** Each party to bear their own      **Energy Performance Certificate** In preparation

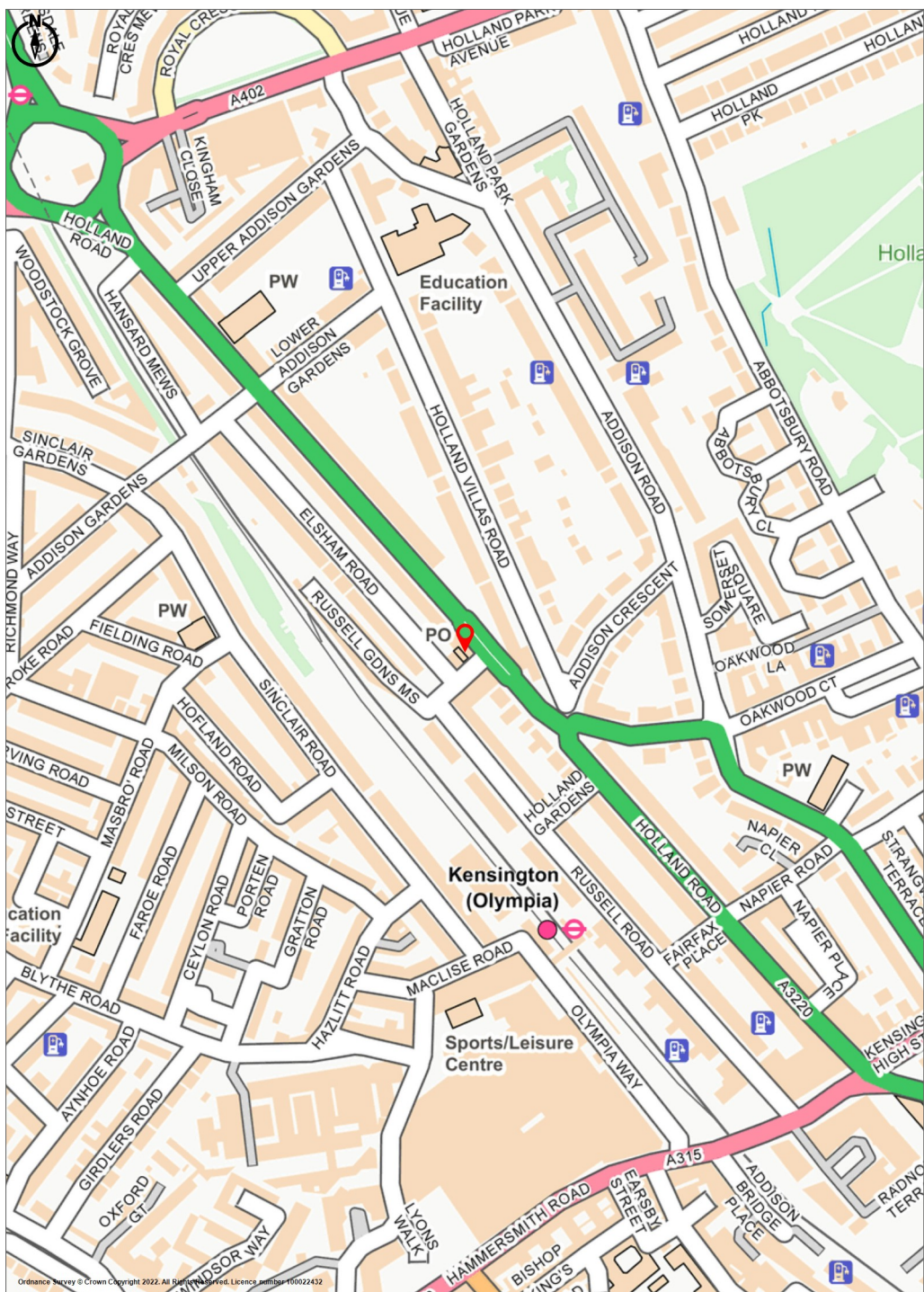
**Business Rates** The rateable value for the premises is £16,750, rising to £18,750 from April 2023; rates payable for year commencing April 23 would be £9,356 or £2,339 for qualifying businesses enjoying 75% retail relief. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

**VAT** Will not apply      **Possession** Immediate upon completion of legal formalities

**Contact** Sole agents: JMW Barnard LLP    17 Abingdon Road, London, W8 6AH.

**Tel: 0207 938 3990**    Jeremy Barnard    [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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