

## Holland Street, Kensington W8

Freehold Class E commercial property for sale

**Ground floor and Basement 148 sq m 1,591 sq ft**



**12 Holland Street, London W8 4LT**

## Situation & Location

12 Holland Street is situated on the western side of **Holland Street** close to its junction with **Kensington Church Street**. The property forms part of an exclusive retail enclave which serves the wealthy residential population. Traders nearby in the street include **Richard Young Gallery**, **Cool Creative** and **Wilfords**. Kensington High Street underground (Circle, District Lines) is within easy reach. Please see location plan below.

## Description & Accommodation

The property is a Grade II Listed terraced property arranged as a self-contained ground floor and basement gallery with an upper maisonette (sold on long lease).

The gallery space, which is suitable for many alternative uses, affords an overall gross internal floor area of 148 sq m (1,590 per sq ft) with the following net internal areas:

Ground floor sales 64.3 sq m (692 sq ft); Basement Office 32.9 sq m (354 sq ft); Basement Stores 17.3 sq m (187 sq ft); Basement Kitchen 3.1 sq m (33 sq ft)

Please see floorplans below:

**Tenancies/Possession** To be sold with full vacant possession of the commercial part on completion; the upper maisonette is subject to a 125 year lease from 12.4.93 at a current ground rent of £300 pa.

**Guide Price £695,000**

**VAT** Will not apply

**Legal Costs** Each party to bear their own

**Energy Performance Certificate** Rating 56 (Band C)

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

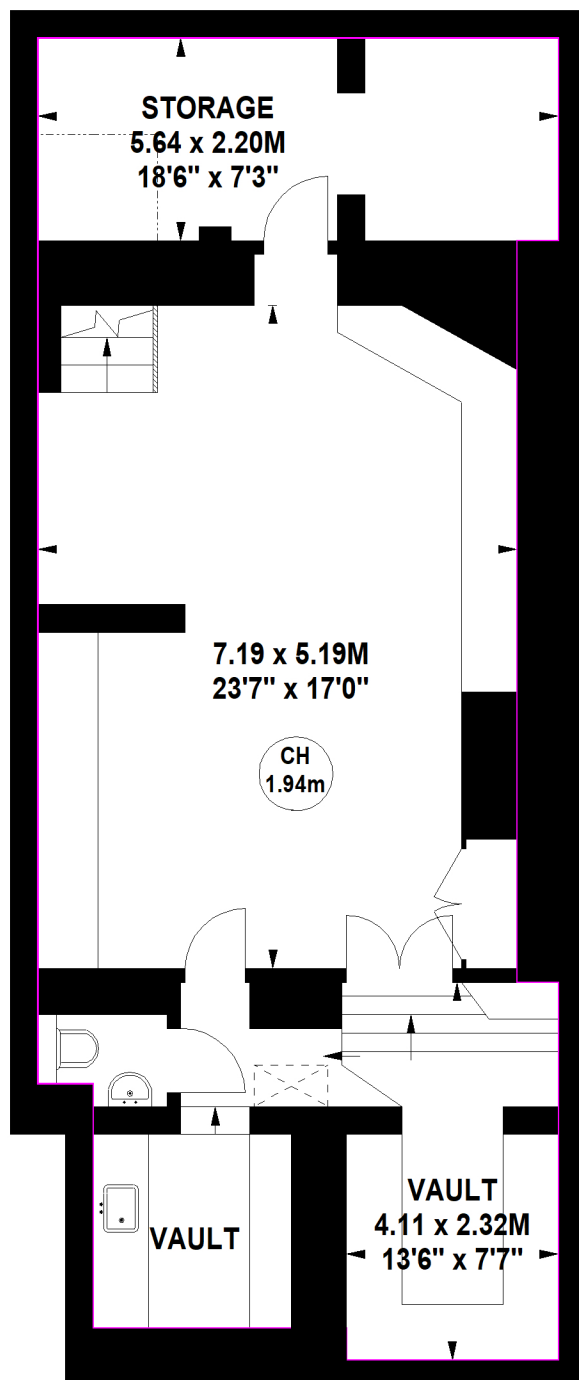
**Tel: 0207 938 3990** Jeremy Barnard [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

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**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.

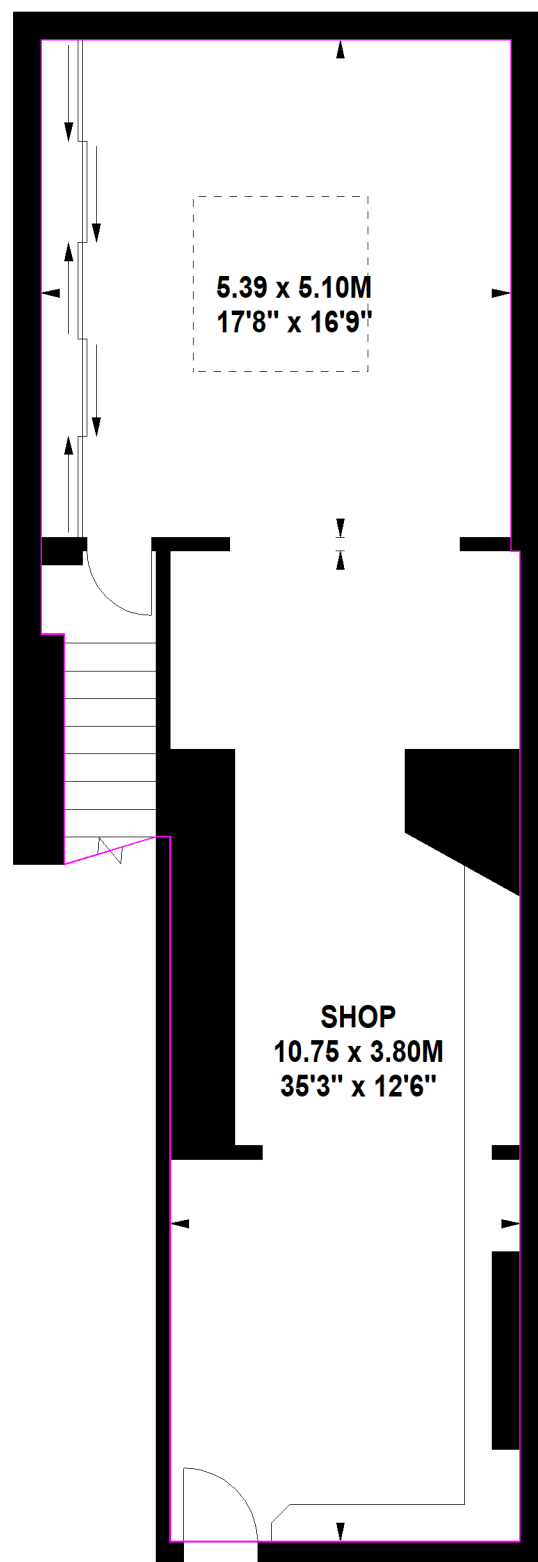
**Holland Street,  
London, W8**  
Approximate Gross Internal Area  
147.80 sq m / 1591 sq ft

Key :  
CH - Ceiling Height



**Lower Ground Floor**

74.69m<sup>2</sup> - 804Ft<sup>2</sup>



**Ground Floor**

73.09m<sup>2</sup> - 787Ft<sup>2</sup>

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



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**Promap**

● LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size – A4