

Kensington Park Road, Notting Hill W11

Prominent Retail Unit – Lease Available

705 sq ft sq ft sales 66.1 sq m



Ground floor & basement, 19 Kensington Park Road W11 2EU

Situation & Location

The property is situated on the western side of **Kensington Park Road** between the junctions with **Blenheim Crescent** and **Elgin Crescent** . Other businesses located in this section of the road include the **Lutyens & Rubenstein Bookshop, Sunspel, Provenance Butcher, West Village**. Please see Goad traders plan below.

Description & Accommodation The property comprises a self contained ground floor retail unit providing the following approximate floor areas:-

Ground floor sales	420 sq ft	39.0 sq m
Basement sales	285 sq ft	26.5 sq m
Basement storage	148 sq ft	13.8 sq m
Total	853 sq ft	79.3 sq m

Amenties Air conditioning - Hardwood Flooring - Rear Patio Garden

Terms An assignment of our client's lease with a term expiring 24th October 2021 with at a rent of **£55,000** per annum exclusive: a premium **£12,500** for this valuable leasehold interest

Energy Performance Certificate Copy EPC and recommendations on request: EPC asset rating 155 Band G

Business Rates The local authority has verbally informed us that the rateable value for the premises is £54,000 and the rates estimated for the 2017 are £25,910 . Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

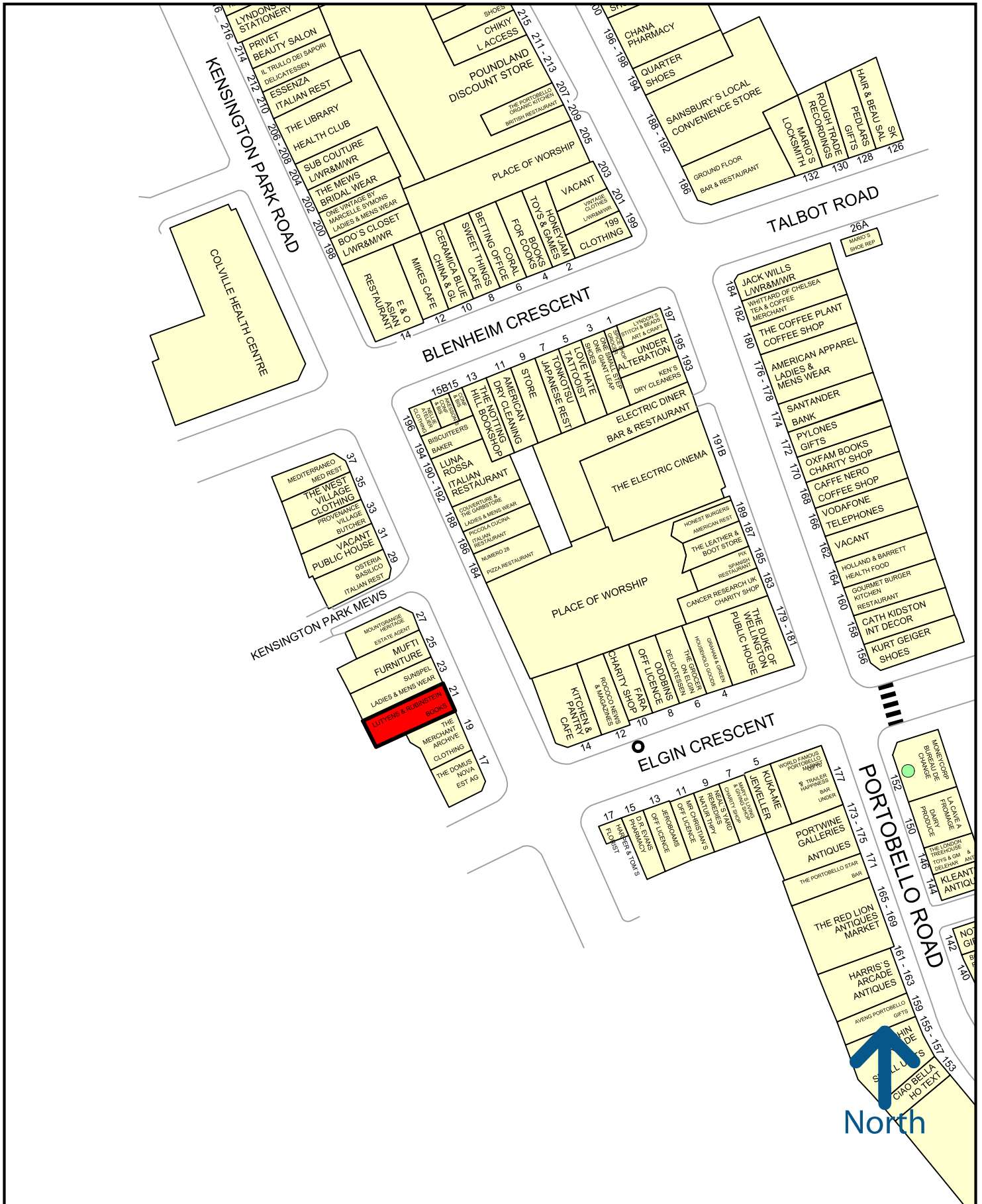
Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

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SUBJECT TO CONTRACT & STATUS 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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Created By: JMW Barnard



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