

Kensington W8

Ground floor retail/office unit to let

Other Class E uses considered

356 sq ft 33 sq m



Ground Floor, 52 Pembroke Road, London W8 6NX

Situation & Location

The property is situated in a small mixed use parade on the northern side of **Pembroke Road**, close to the junction with **Warwick Gardens**, and thus lies within the affluent residential district of **Kensington**; **Earls Court underground station** (District, Piccadilly Lines) lies within easy walking distance. Other businesses located in the parade include Maggie & Rose, Cacciaris and Golden Beauty, as well as a number of estate agencies. Please see attached location plan.

Description & Accommodation

The property comprises a self contained ground floor retail/showroom/office unit providing a net floor area of approximately **356 sq ft 33 sq m**

Amenities WC; excellent natural light

Rent **£18,500** per annum exclusive, payable quarterly in advance,

Lease A new effectively full repairing and insuring lease is available for a term of five years, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Common Expenses Lessee to meet fair proportion of costs arising from maintenance and insurance of building structure

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease; incoming tenant to bear both parties professional fees in connection with any Licence to Alter

Energy Performance Certificate EPC rating 112 Band E copy, recommendations available on request

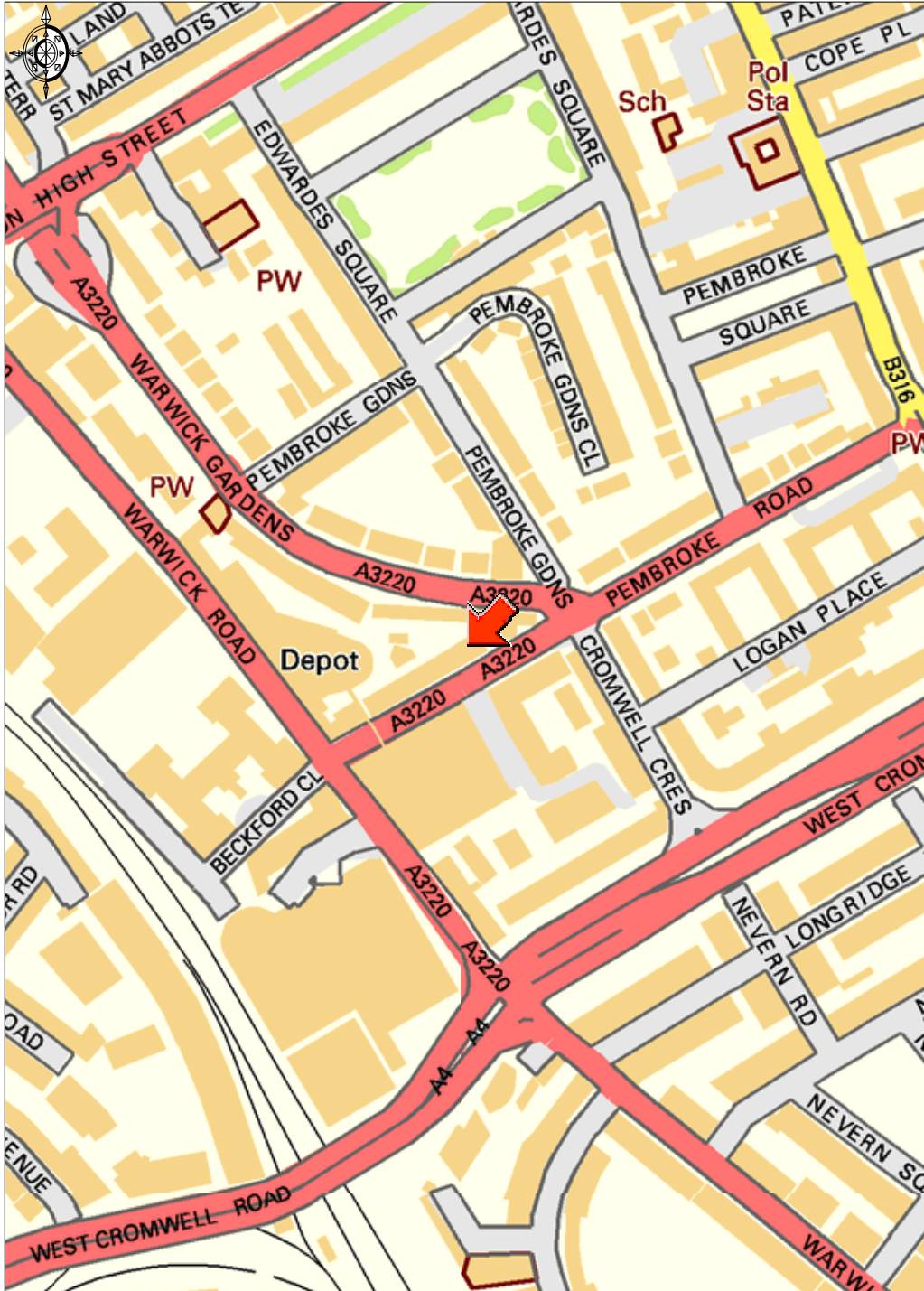
Business Rates The rateable value is £21,500 and the rates payable for the y/e 31/03/21 would be £5,365 after 50% small retail relief, however the property currently enjoys **100% covid relief** until April 21. Interested parties should confirm this – Royal Borough of Kensington and Chelsea 0208 315 2082.

VAT Will not apply

Contact Sole agents: JMW Barnard LLP Tel: 0207 938 3990 Jeremy Barnard 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.



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