

Kensington Park Road, Notting Hill W11

Substantial Class E retail unit 1,590 sq ft 148 sq m

To Let -No Premium – All Class E uses considered



25 Kensington Park Road, London W11 2EU



Situation & Location The property is situated on the the western side of **Kensington Park Road** , close to the junction with **Elgin Crescent** which leads to **Portobello Market**. Other retailers located in the block include **Provenance** butchers, **Sunspel**, **Lutyens & Rubenstein** books, **West Village**. **Osteria Basilica** and **Orasay** restaurants also operate in the block, with **E&O** at the nearby junction. Please see Goad traders plan below.

Description & Accommodation The property comprises a self-contained ground retail unit, planned over ground, two mezzanine and basement floors providing the following approximate floor areas:-

Internal Width	18' 9" 5.7 m	Shop Depth	56' 8" 17.3 m
Ground floor sales	246 sq ft	22.9 sq m	
Mezzanine sales	315sq ft	29.3 sq m	
Second Mezzanine level sales	716 sq ft	66.5 sq m	
Basement sales	183 sq ft	17.0 sq m	
Basement ancillary	130 sq ft	12.0 sq m	

Rent £87,500 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews



Lease A new effectively full repairing and insuring lease is available for a term of up to 15 years

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own

Energy Performance Certificate In preparation - copy report and recommendations available on request

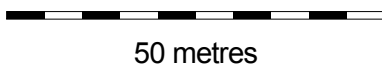
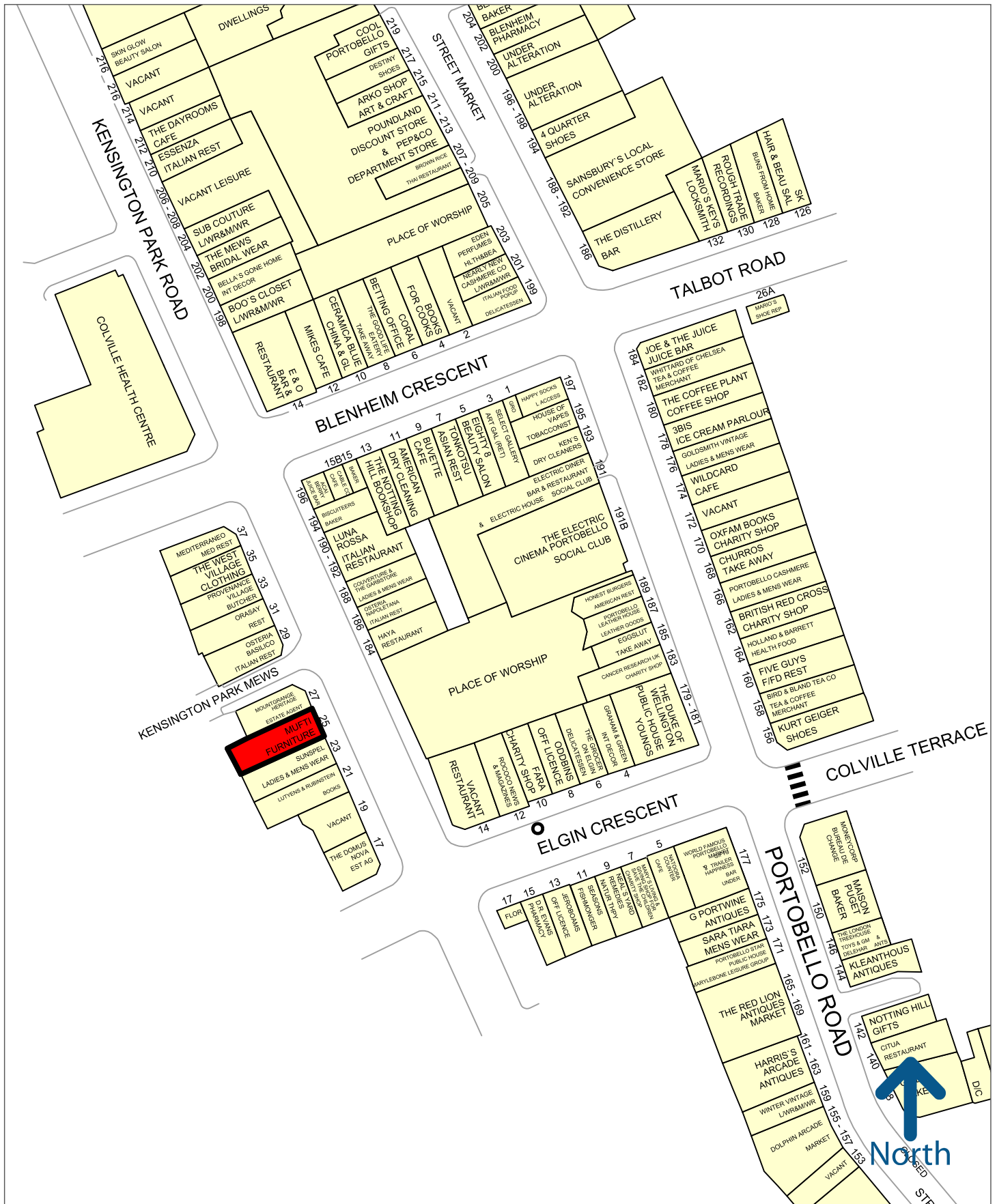
Business Rates The rateable value for the premises is £75,500 and the rates payable for the current year ending 31/03/22 are £38,656 or £19,328 after 50% retail relief for qualifying businesses. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT To be advised **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

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.



Experian Goad Plan Created: 15/12/2021
Created By: JMW Bamard



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