

**Kensington High Street W14
For Sale or To Let**

Ground floor Class E unit fitted as Surgical Suite

1,205 sq ft 112 sq m



Unit 4a, Trinity House, 383 Kensington High Street, W14 8QH

Situation & Location

The property is situated on the the southern side of Kensington High Street, at the eastern end, close to the new Olympia development www.olympia.co.uk . Olympia overground and underground station is close by and Kensington High Street underground (Central, Circle, District Lines) is within easy walking distance. Please see location plan below.

Description & Accommodation

The property comprises a self-contained ground floor class E unit which as been fitted out as a surgical centre with reception area, four treatment rooms, kitchen, disabled WC and store. There is an air handling/ventilation system in situ (not tested).

Terms

Either A new effectively full repairing and insuring lease for a term of 10 years at an initial rent of **£67,500** per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Or a new effectively full repairing and insuring underlease for a term of 999 years at a peppercorn Guide Price **£975,000**

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating Band C

Business Rates The local authority has verbally informed us that the rateable value for the premises is £62,500 and the rates payable for the current year ending 31/03/25 are £34,125 before any retail relief that may be applicable. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

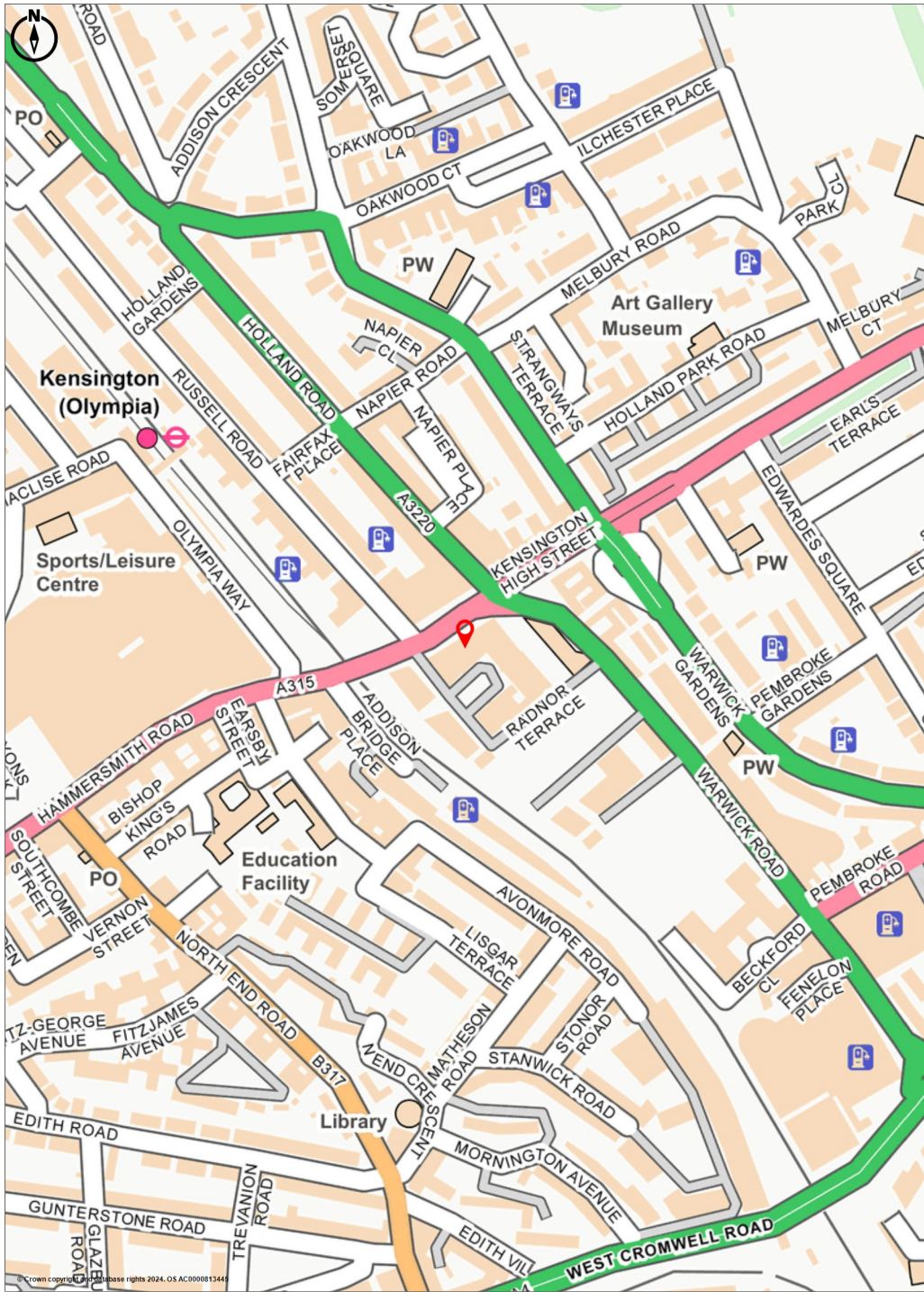
VAT The property is VAT opted and rent and other sums will be subject to VAT in addition

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.



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● LANDMARK INFORMATION

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