



DOUBLE RETAIL UNIT OPPOSITE WEST KENSINGTON UNDERGROUND
TO LET £115,000 PER ANNUM
88-90 NORTH END ROAD, WEST KENSINGTON, W14 9EX





- APPROX. 3,306 SQ.FT (307.14 SQ.M)
- NEW LEASE AVAILABLE,
- NO PREMIUM SOUGHT
- 0.23 MILES FROM WEST KENSINGTON UNDERGROUND STATION (DISTRICT LINE)
- CLASS E - VARIOUS USES CONSIDERED

Location

The property occupies a prominent position on North End Road, a well-established and busy high street known for its vibrant daily market, diverse retail offering, and strong pedestrian footfall.

The area is a mix of independent traders, national retailers, cafés, restaurants, and convenience stores, making it a popular destination for both local residents and visitors.

Description

The property is of concrete frame construction with brick infill and a flat roof. The retail unit comprises a large open plan sales area at ground floor with a lift/stairs to the basement that is used for ancillary storage together with a staff room, managers office, cash office, WC and fire exits.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an EPC rating of C (56). A copy of the EPC is available on request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £70,500 however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	154.78	1,666
Basement	152.36	1,640
Total	307.14	3,306
ITZA		1275

Rent

£115,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only CPI linked rent reviews.

Availability

Subject to vacant possession from 19th February 2026

Service Charge

The retail unit contributes 44.14% of Schedule A of the service charge budget. A full copy of the budget is available on request. Buildings Insurance is re-charged separately.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.





Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

Huseyin Zafer
M: 07918482210
E: h.zafer@willmotts.com

Emily Bradshaw
M: 07920 769395
E: e.bradshaw@willmotts.com

Varol Zafer
M: 07900 224967
E: v.zafer@willmotts.com

Shahid Sadiq
M: 07961 410931
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents> FV900NOV25

