

KENSINGTON ARCADE

# 605 SQ FT OF RETAIL SPACE

RETAIL OPPORTUNITY INSIDE  
KENSINGTON ARCADE



# KENSINGTON ARCADE

THE KENSINGTON ARCADE IS THE MAIN THOROUGHFARE BETWEEN KENSINGTON HIGH STREET AND THE UNDERGROUND STATION, SERVED BY THE CIRCLE AND DISTRICT LINES. THE STATION BENEFITS FROM ANNUAL FOOTFALL OF UP TO 15M PASSENGERS PER ANNUM (2019)

Kensington High Street has a number of attractions including Kensington Palace and the Design Museum. The area is an established retail and leisure destination occupied by a number of exciting retailers and restaurants including Whole Foods, Jacuzzi (Big Mamma Group) and Japan House. The unit is neighboured by a number of attractive occupiers including Lovisa, Gails, Leonidas, Marugame, Pret and Urban Greens.

## EXISTING OCCUPIERS

**GAIL'S**  
ARTISAN BAKERY

*Aux Merveilleux*  
de FRED

**MARUGAME**  
UDON

*Lovisa*

**PRET**

**URBAN**  
GREENS

わさび  
**wasabi**  
sushi & bento

**CAFFÈ**  
**NERO**

**Leonidas**  
*A Belgian Chocolate*

## Rent:

On application

## Accommodation:

The unit is positioned at ground floor only and accessed directly from Kensington High Street. The following approximate gross internal area are:

605 sq ft / 56.2 sq m (GIA)

## Lease:

A new effectively full repairing and insuring lease for a term of 10 years with a rolling landlord break from year 5. The lease will be contracted Outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954.

## Rates:

Rateable Value: £77,500 (2023)

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

## Service Charge:

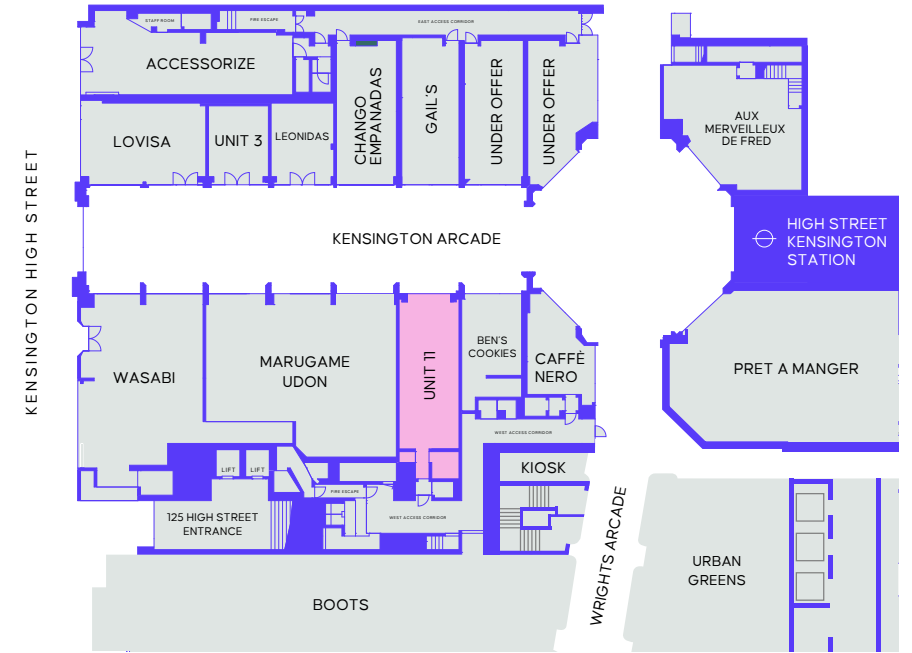
£8,691.51 per annum +VAT (2023)

## Building Insurance:

£1000.84 per annum +VAT (2023/24)

EPC - C

**UNIT 11**  
**GROUND FLOOR**  
**605 SQ FT / 56.2 SQ M (GIA)**



Subject to Contract and Vacant Possession

## ENQUIRIES

For further enquiries, please contact:

**savills**

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## MISREPRESENTATION

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