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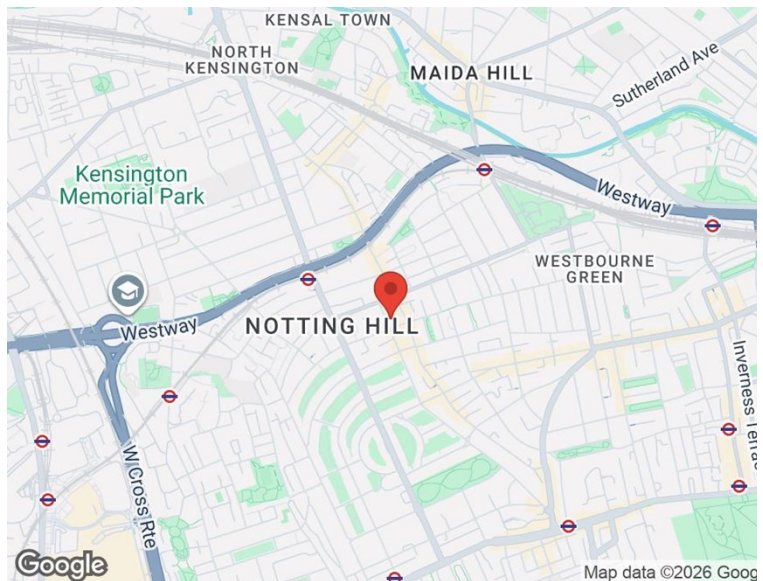
200 Kensington Park Road, London, W11 1NR

A NEWLY RETRO FITTED RETAIL / LEISURE PREMISES ADJACENT TO THE JUNCTION WITH BLENHEIM CRESCENT

TO LET

Area: 472.00 FT² (43.85M²) Rent: £45,000 per annum, exclusive of VAT

- Fully glazed street frontage
- Good ceiling height
- Good natural light
- Storage & W/C
- Private office
- White box finish
- Engineered wood flooring
- Air conditioning





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LOCATION:

The premises are situated in a parade of shops and uppers on the easterly side of Kensington Park Road, in between the junctions with Blenheim Crescent and Westbourne Park Road. The area is populated by busy local high streets and the world famous Portobello Market. Local businesses include, Books for Cooks, The Notting Hill Bookshop, Happy Socks, Eighty-8 Nail, Sunspel (fashion), A Rum Fellow (Rug Shop), The Spice Shop, Mike's Café, Tonkotsu, Casa N216 (Wine Bar), Knoops, Essenza Ristorante Italiano, Biscuiteers, Mediterraneo Cucina Italiana, Dove (Modern British), La Mia Mamma, Osteria Basilico, Osteria Napoletana, Chez Lui, Erev and Teresa Tarmey (Skin Care). Public transport is accessed via Ladbroke Grove (Hammersmith & City line and buses).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A newly refurbished retail / leisure premises (Use Class E) occupying the ground floor of a 2 storey, mixed-use, Victorian terraced building. The three-quarter glazed frontage leads to an open plan retail area fitted with track spot lighting and air conditioning. To the rear is a private office / storeroom and W/C. White box finish with concrete floors. The premises also benefits from a hot water boiler, smoke alarm and single-phase power supply.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	472.00	43.85
TOTAL	472.00FT²	43.85M²

FLOOR PLAN:

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £45,000.00
SERVICE CHARGE: Inclusive of rent

RATES: Rateable Value: TBC
 Rates Payable: TBC

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

POSSESSION: Full vacant possession immediately on completion of legal formalities. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

VAT: Not elected for VAT **EPC:** Available upon request.

CONTACT:

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