



# FITTED PILATES/GYM UNIT CLASS E UNIT TO LET KENSINGTON

**BASEMENT, GEORGE HOUSE, 61-65 KENSINGTON CHURCH STREET,  
KENSINGTON, LONDON W8 4BA**

## **Location:**

The subject property occupies a prominent corner position on the busy Kensington Church Street in Kensington. High Street Kensington (Circle & District Line services) is located a short walk from the property.

Suited for a Pilates or Gym tenant, as a well fitted studio; the premises are situated in the very affluent London suburb of Kensington.

## **Use:**

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

## **Rent:**

£60,000 pax

## **Accommodation:**

The unit is arranged over Ground Floor (Entrance & Changing Rooms) and Basement only and has the following approximate net internal areas:

**Ground Floor:** 370 sq. ft. (34 m<sup>2</sup>)

**Basement:** 1,030 sq. ft. (96 m<sup>2</sup>)

## **Lease:**

The premises are available by way of a new lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

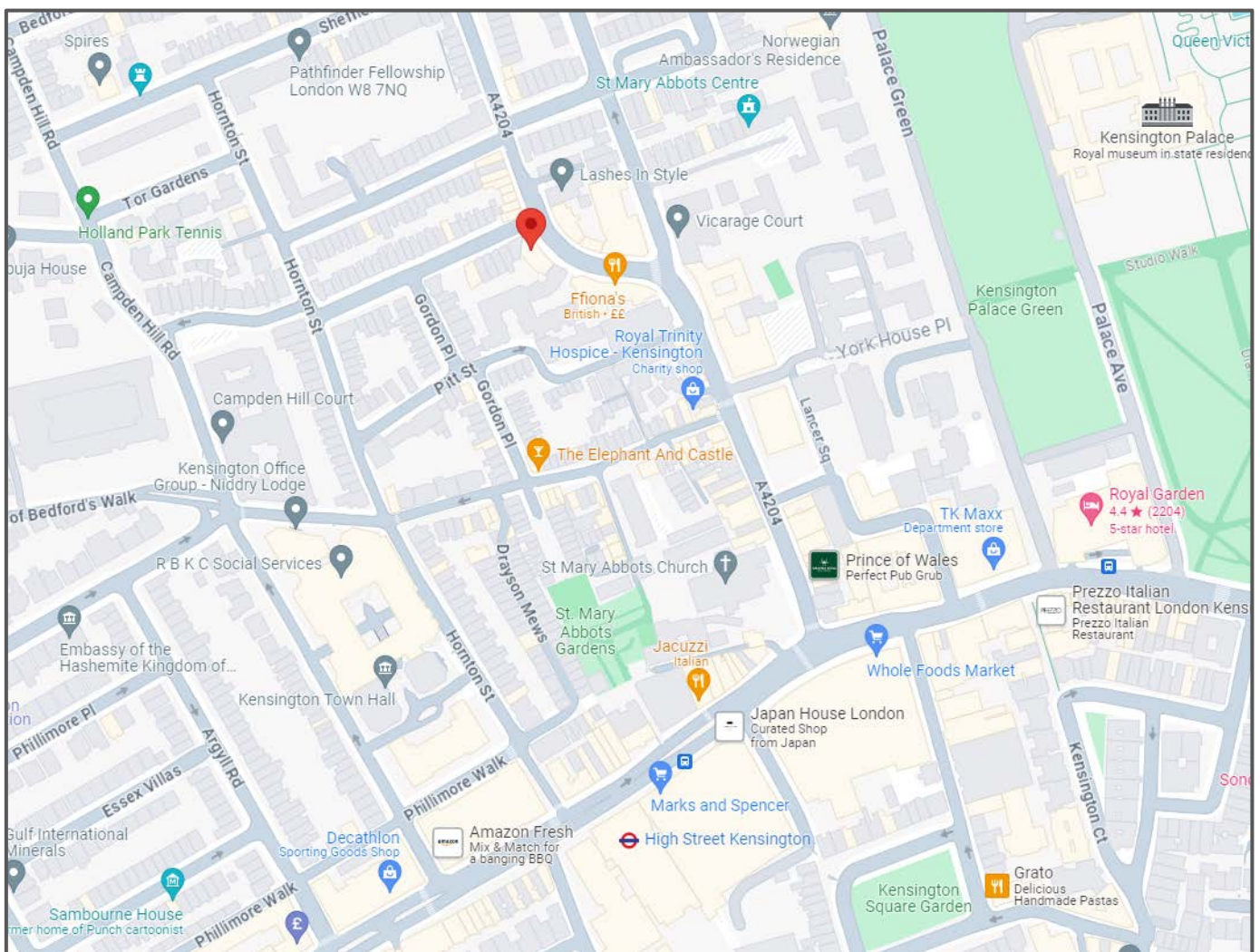
**Ryan Mylroie**

[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

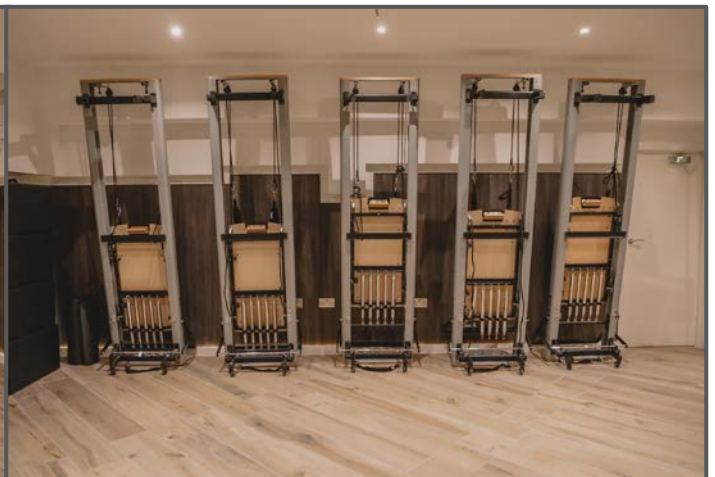
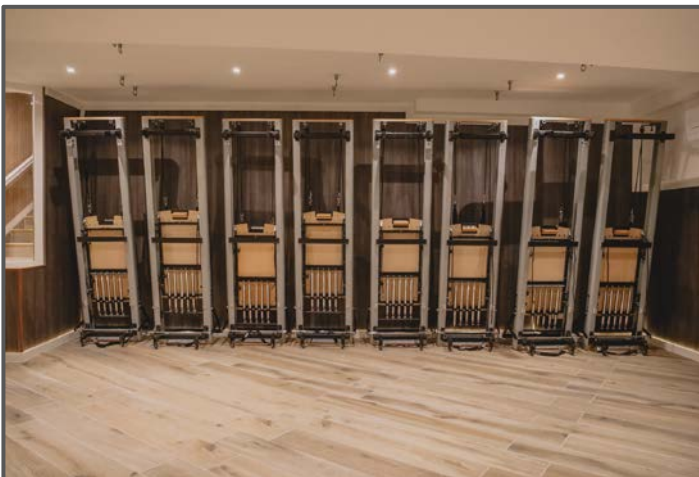
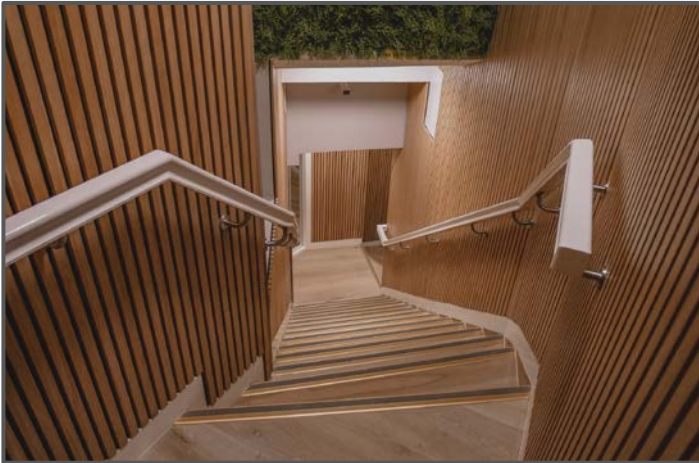
**Kyle McGuire**

[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

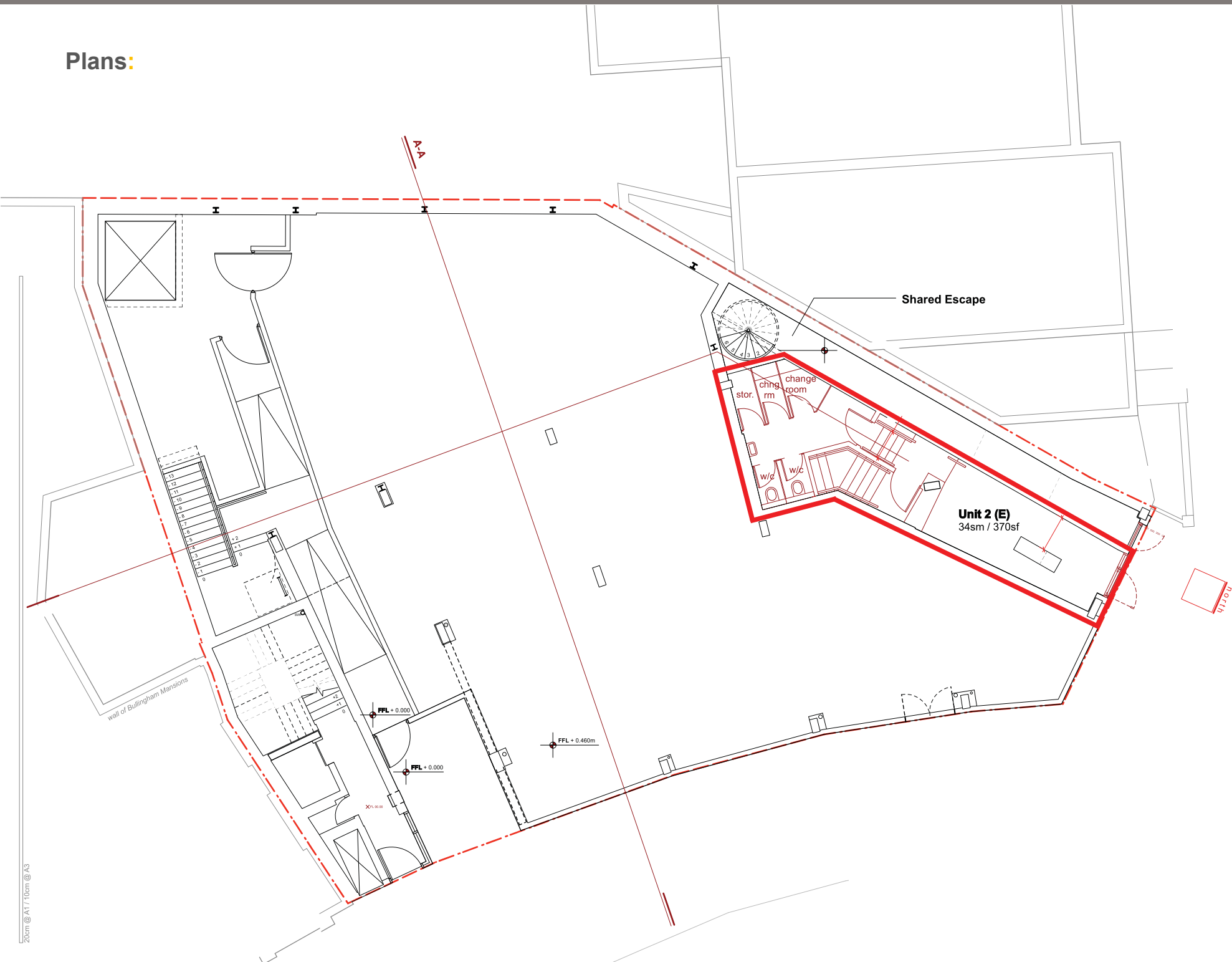
## Location Map:

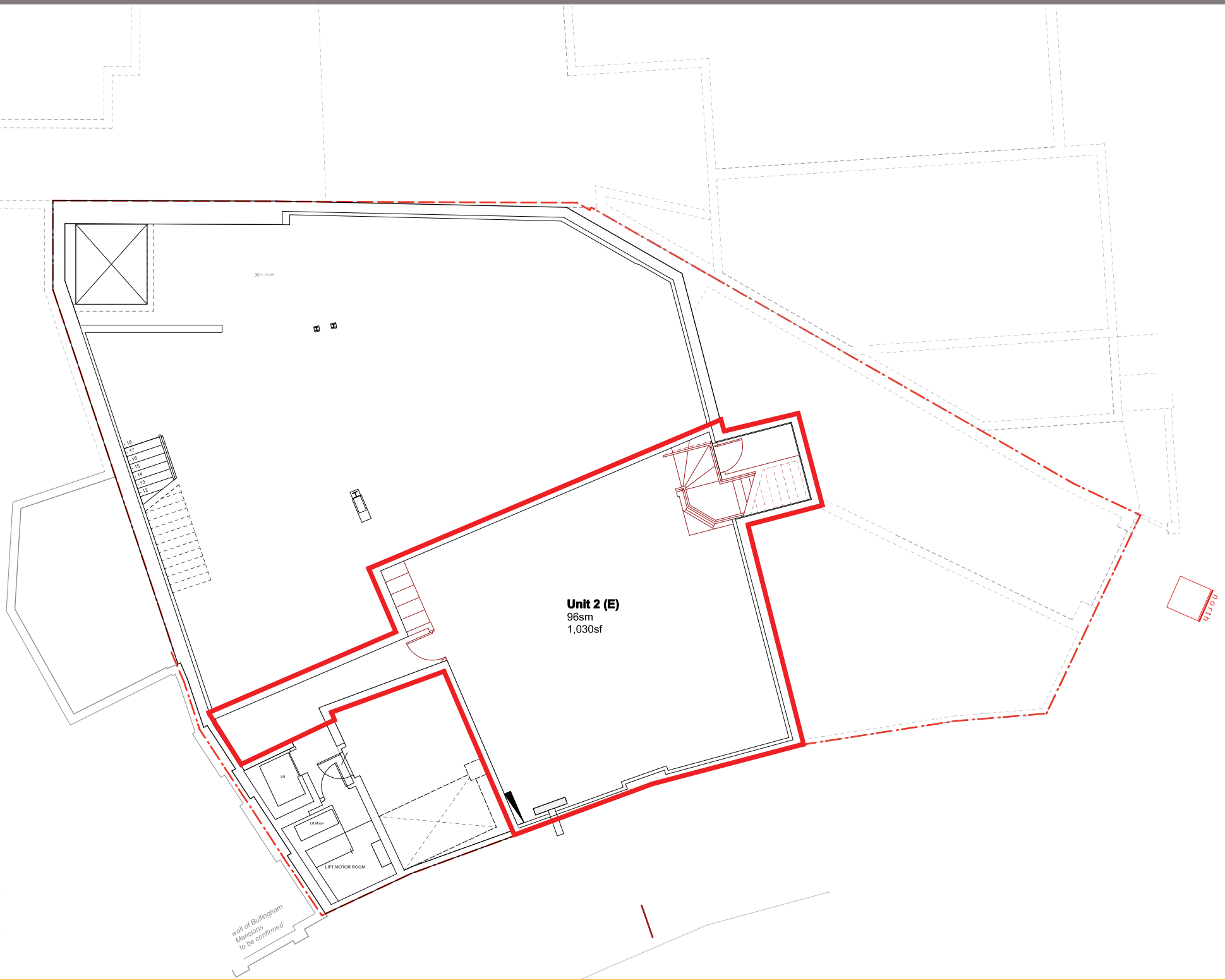


**Internal Photos:**



# Plans:





**Unit 2 (E)**  
96sm  
1,030sf

wall of Bullingham  
Mansions  
to be confirmed

P.A. 11b