



James ashley
commercial
property consultants

36B Kensington Church Street

| London | W8 4BX
SHOP TO LET

- ground floor and basement
- 29.3 m² (315 ft²) approx.
- 'e' use class
- rent: £29,500 per annum + vat
- prominent location close to kensington high street

DESCRIPTION

The ground floor retail space benefits from excellent ceiling height (c.4M), and formerly occupied by a beauty salon. A staircase to the rear provides access to the basement where additional an additional treatment room and a WC are located.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office.

LOCATION

36B Kensington Church Street occupies a prime position on one of West London's most established retail destinations, linking Notting Hill Gate and Kensington High Street. The area benefits from an affluent residential catchment and strong visitor footfall, with a vibrant mix of fashion boutiques, galleries, cafés and specialist retailers.

Nearby occupiers include Reiss, Sainsbury's Local, TONI&GUY and a wide range of independent boutiques and art galleries, reinforcing the street's reputation as a premier shopping and lifestyle destination.

The property is within easy walking distance of High Street Kensington station (Circle and District lines) and Notting Hill Gate station (Central, Circle and District lines), providing excellent access to the West End, the City and wider London transport network.

ACCOMODATION

Ground Floor	14.25 m ²	153 ft ²	N.I.A.
Basement	15.1 m ²	163 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value is £16,750. Contact Kensington and Chelsea Council on 0207 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

