



38A HIGH STREET KENSINGTON LONDON W8 4PF

Prime Retail Lease Available

One of London's most sought after retail destinations

1,996.5 SQ FT / 185.5 SQ M



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LOCATION

The premises are located on High Street Kensington adjacent to Urban Outfitters, within close proximity to Zara, Uniqlo, Whole Foods, Joe & The Juice, Wagamama, GAP, Hobbs and High Street Kensington Tube Station servicing the Circle and District lines.

TERM

The premises are available by way of an assignment of the existing full repairing and insuring lease for a term of 10 years from 10 July 2015. The lease is contracted inside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

RENT

Passing rent £255,000 pax.

INCENTIVES

Incentives available, subject to covenant.

ACCOMMODATION

The premises are arranged over ground floor only having the following approximate area;

Ground Floor	1,996.5 Sq Ft	185.5 Sq M
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EPC

An EPC will be made available upon request.

RATES (2024/25)

Rateable value:	£136,000
Rates payable (UBR multiplier: £0.566):	£76,976

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

LEGAL COSTS

Each party to bear their own costs

SERVICE CHARGE

To be confirmed.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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AML

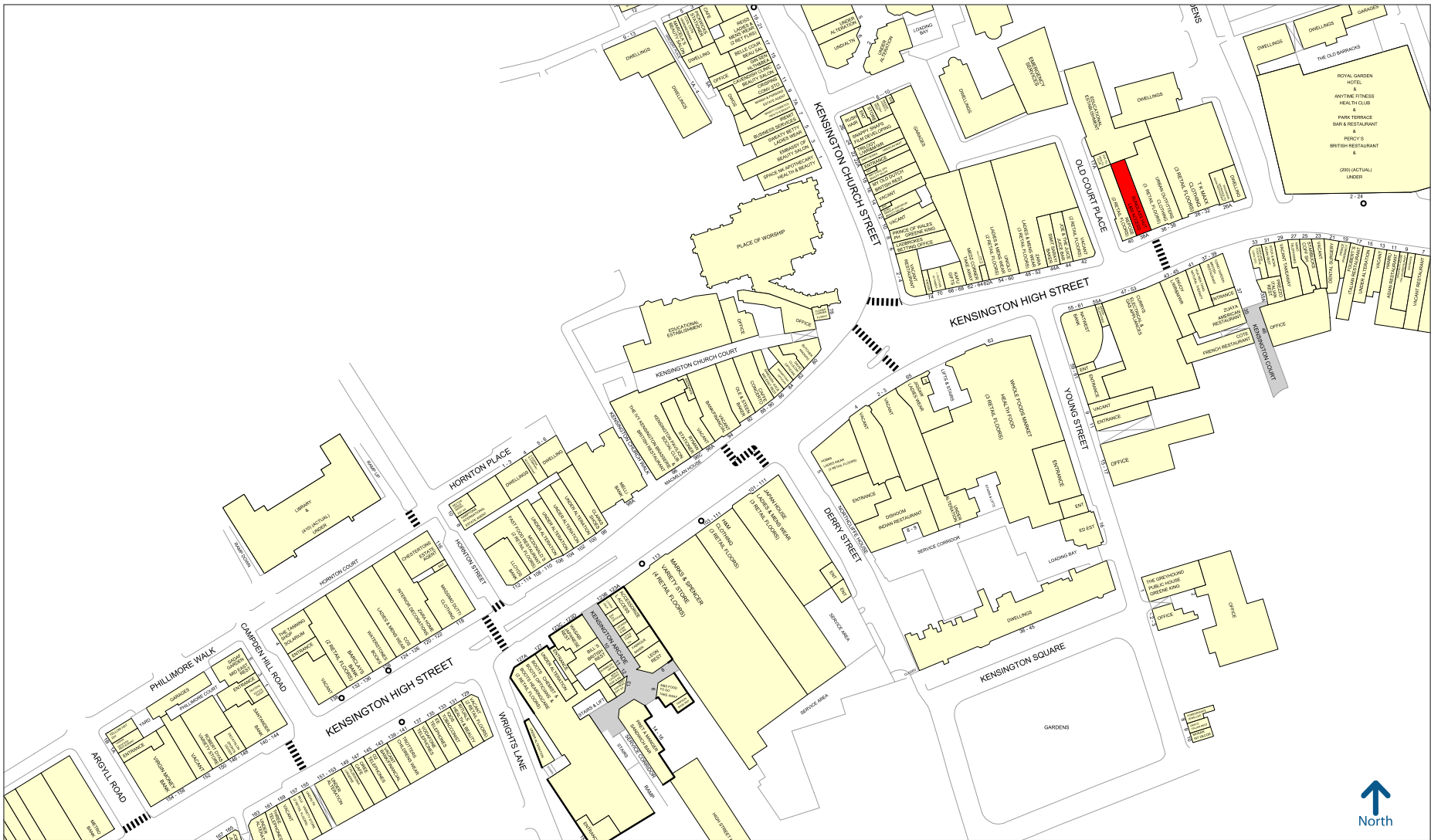
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.

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**STEPHEN
KANE & COMPANY**
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