



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

SHOP TO LET

Approx. 499 ft²

180 Kensington Church Street • Notting Hill • W8

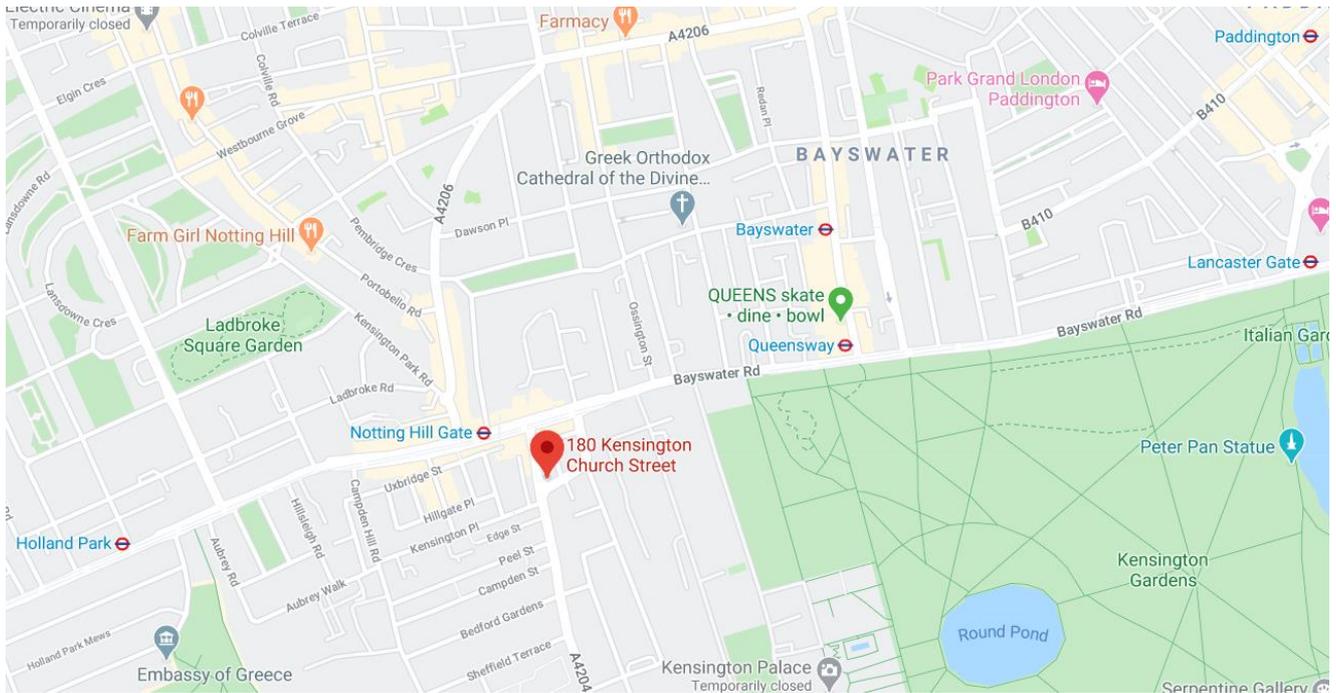


LOCATION

Kensington Church Street is renowned for its arts and antiques shops. There are also numerous restaurants and pubs nearby. This retail unit is at the north end of Kensington Church Street, and about 150 metres away from Notting Hill Gate, which offers routes on the Central and District and Circle Lines.

DESCRIPTION

The property consists of a retail unit arranged over ground floor and basement. It benefits from a fully glazed frontage, providing excellent natural light into the ground floor retail area. Stairs at the rear right hand side of the ground floor lead down to the basement, which provides further sales accommodation that benefit from natural light through the pavement. There is an external courtyard at the rear which provides access to a single WC facility. The unit has been stripped and is ready for immediate occupation.



ACCOMMODATION

The property has the following internal floor areas: -

Ground Floor	261 ft ²	24.22 m ²
Basement	238 ft ²	22.15 m ²
TOTAL	499 ft²	46.37 m²

PLANNING

A1 and A2 Use

LEASE

By way of a new full (effective) repairing Lease. Terms to be agreed.

RENT

£35,000 per annum exclusive

BUSINESS RATES

2017 Rateable Value: £23,000

We recommend you verify the Rates Payable with the Royal Borough of Kensington and Chelsea.

EPC

Rating D – 81

VIEWING

Victoria Redcliffe 07540 180 611
victoria.redcliffe@jnaproperty.com

Ian Norris 07738 217 843
ian.norris@jnaproperty.com

or by our joint agent

Toubian Real Estate 07775 627 204