



### Location

The subject property is located on a prominent corner of Kensington Church Street.

The unit is located adjacent to Sainsbury's and nearby operators include Knight Frank, Harrods Estates and Benveniste.

### Accommodation

Ground Floor	847 sq ft	78.72 sq m
Basement	395 sq ft	36.71 sq m
Vaults	103 sq ft	9.57 sq m
<b>Total</b>	<b>1,345 sq ft</b>	<b>125 sq m</b>

### Lease Term

By way of a new lease for a term to be agreed.

### Rent

£60,000 per annum exclusive.

### Rates

Rateable Value	£36,750
UBR	0.466

Interested parties are advised to make their own enquiries to the Local Authority to confirm this information.

### Energy Performance Certificate

Available upon request.

### Costs

Each party is responsible for their own legal costs incurred in this transaction.

### Contact

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50 metres

Experian Goad Plan Created: 31/01/2018  
Created By: Kitchen LaFrenais Morgan

