

# SHOP TO LET – HOLLAND GREEN QUARTER

## 294 KENSINGTON HIGH STREET. LONDON



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS



### Location

The property is on the north side of Kensington High Street in an area renowned for high quality shops and restaurants. Nearby occupiers include Gail's, Jeroboams, La Piccola Deli, La Bakery, Holland Bark Club, Threads & Co and Personal Bikefit.

High Street Kensington underground station (Circle & District lines) is within a few minutes' walk.

### Accommodation

The property has recently been refurbished and has a new shop front.

The property is arranged over a ground floor comprising the approximate net internal areas as follows:-

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
Ground	495	45.99
<b>Total</b>	<b>495</b>	<b>45.99</b>

### Terms

#### Rent

£25,000 pax

#### Lease

A new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

#### Legal costs

Each party to bear their own legal costs.

#### EPC

Available upon request

### Rates

Rateable value – £25,000

Interested parties are advised to make their own enquiries with RBKC rates department.



**Ian Simpson**

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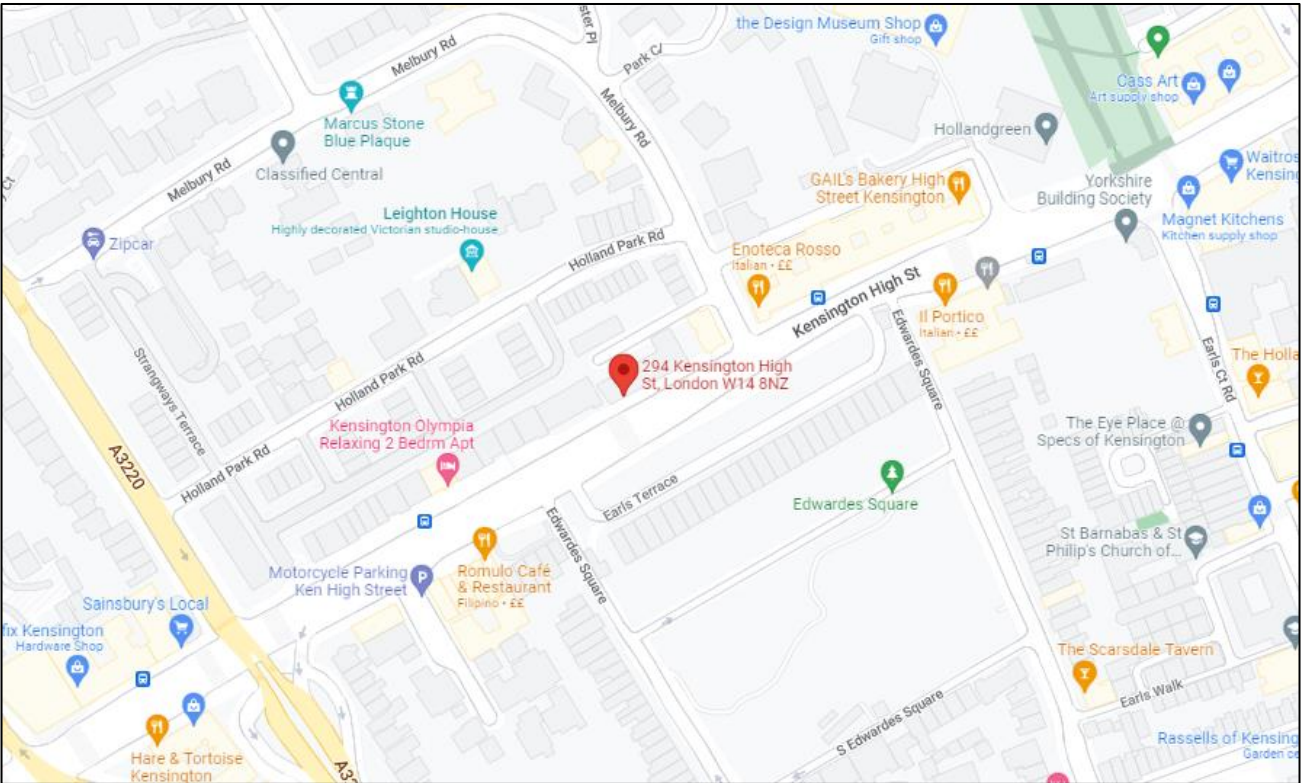
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### Location map



### Viewings

Strictly by prior appointment via sole agents:-



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### Nearby Occupiers



### Nearby Attractions

- Design Museum
- Leighton House Museum
- Kensington Palace
- Royal Albert Hall
- Natural History Museum
- Victoria & Albert Museum
- Harrods
- Holland Green Park

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*Indicative photos*



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