

KIOSK SHOP TO LET

**223a KENSINGTON HIGH STREET
LONDON W8 6SG**

Location

The property occupies an excellent location on the corner of Kensington High Street and Abingdon Road. Adjacent occupiers include Gail's Bakery, Tesco Express and Roni's Bakery.

Accommodation

The available ground floor kiosk unit forms part of the existing American Dry Cleaning shop with frontages onto Kensington High Street and Abingdon Road comprising 155 sq ft (14.5m²) plus basement storage up to 500 sq ft (46.5m²).

Lease

The unit is offered on the basis of a management concession agreement for a term of 5 years, subject to a landlord's break option after 2½ years and 6 monthly thereafter.

Rent

£35,000 p.a. exclusive.



Premium

Premium offers are invited.

Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through
John Charles 020 7935 6501
jc@lcg.uk.com

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



50 metres

Experian Goad Plan Created: 08/12/2021
Created By: LCG



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