

REDUCED PREMIUM AND RENT



35 KENSINGTON HIGH STREET, LONDON W8

LOCATION

The property is located on Kensington High Street. The restaurant is adjacent to Cote and opposite Prezzo, nearby traders include Urban Outfitters, American Apparel, Starbucks, Wagamama, and Whole Foods.

Nearest underground station is High Street Kensington (District and Circle line).

ACCOMMODATION

We have been advised that the property has the following approximate areas:

Ground Floor	74.3 sq m	800 sq ft
Basement	165.8 sq m	1,784 sq ft
Total	240.1 sq m	2,583 sq ft

RENT

£115,000 per annum exclusive

LEASE

New lease for a term by arrangement

PREMIUM

Offers in excess of £150,000 (subject to contract) for the benefit of the fixtures and fittings.

RATES

We have been informed by Kensington and Chelsea City Council of the following:

Rateable value: £51,000

Rates Payable: £25,143

LEGAL COSTS

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

PREMISES LICENCE

The premises allow the sale of Alcohol by retail and late night refreshment, further information available upon request.

TIMING

For immediate occupation

VIEWING ARRANGEMENT

All viewings are to be arranged through sole agents Shelley Sandzer:

Nick Weir

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Tony Levine

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