

# 38C Kensington Church Street, Kensington, London, W8 4BX

## TO LET

Restaurant

2,842 sq ft / 264 sq m

£95,000 per annum  
Premium £85,000

# Prominent fully fitted restaurant including a comprehensive kitchen facility with a basement function room and bar



- Attractive Swarovski crystal lighting and wood floors
- Bi fold opening doors with outside seating STP
- Dumb waiter and music system
- Air conditioning, CCTV and alarm
- Presented in good decorative order and benefit from an electric awning
- Wine cellar
- Fully fitted bar and function room in the basement
- Extensive fitted kitchen with extraction

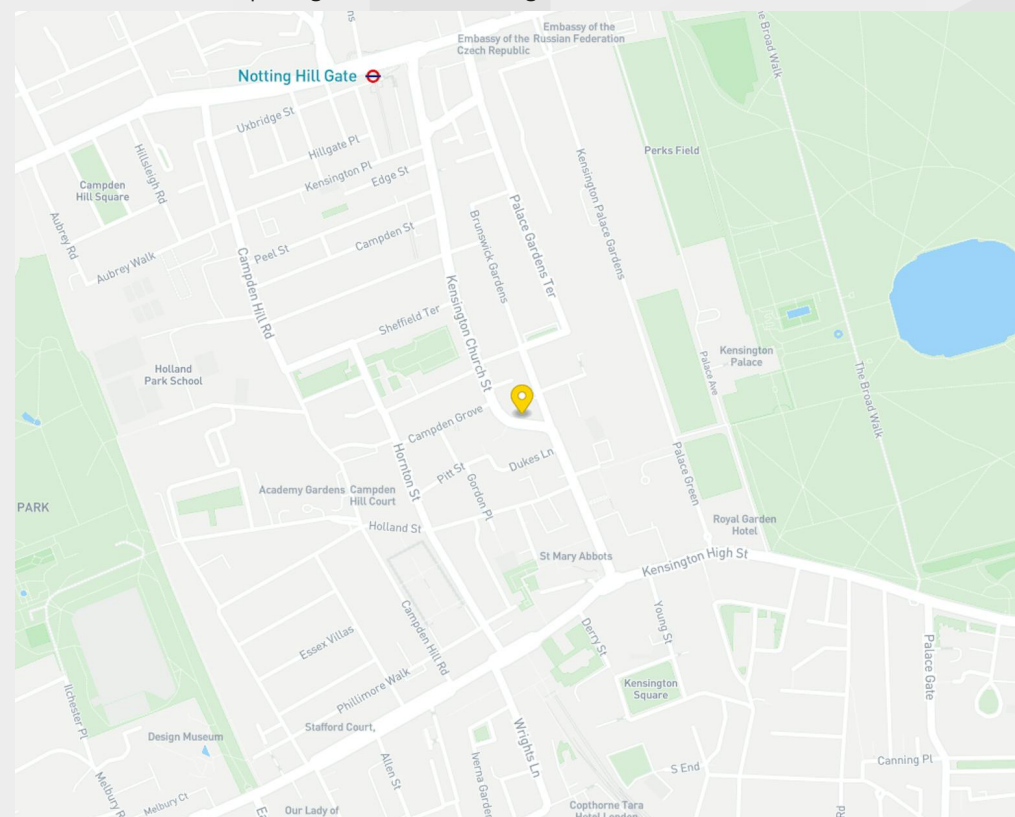


## Description

The premises are finished to a high standard. The ground floor is mainly arranged as a seating area, while the basement offers additional seating, also suitable for private functions, and houses a fully equipped kitchen, WCs, storage areas, freezers, fridges, a staff room including a toilet and shower, a wine cellar and an office space.

## Location

The premises comprise a ground floor and basement restaurant, formerly trading as Alexandrie, forming part of a prominent nine-storey mixed-use development on Kensington Church Street, close to its junction with Vicarage Road and within easy reach of Kensington High Street Station (Circle & District Lines) and Notting Hill Gate Station (Central, Circle and District lines) are approximately a 5 minute walk away and there are numerous bus routes, providing excellent connectivity across London. Local occupiers include Kensington Lighting Company, Vision Works, Sainsbury's Local, Bayu and La Caffetteria and many other retailers, cafes, in this prestigious area of Kensington.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Basement	2,425	225.29	-	-	-	Available
1st	416	38.65	-	-	-	Available
Unit - Total	2,842	264.03	£95,000 /annum	£24,451 /annum	On Application	Available

### Tenure

New Lease

Premium £85,000

### EPC

B

### VAT

Not applicable

### Configuration

Fitted

### Contacts

Jon Morell  
07957 454 987  
jon.morell@strettons.co.uk

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk



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