141 KENSINGTON CHURCH STREET

LONDON W8

TO LET
Self-Contained Ground & Lower Ground Floor with Superior Frontage & Ceiling Height on Ground Floor

Permitting
A1 Retail, A2 Professional Services & A3 Restaurant / Café

AVAILABLE MID AUGUST 2026

GROUND & LOWER GROUND FLOOR

1,548 SQ.FT.

ROBERT IRVING BURNS

DESCRIPTION

The accommodation comprises a unique, prominent retail opportunity arranged over ground and lower ground floors, benefiting from exceptional window frontage and strong visual presence. The ground floor enjoys impressive ceiling heights, creating an attractive trading environment, with access to the lower ground floor provided via an internal staircase positioned to the rear left of the premises.

The property benefits from planning consent for A1 Retail, A2 Professional Services and A3 Restaurant/Café use, offering flexibility across a range of occupiers. Interested parties should note that there are restrictions relating to the installation and operation of heavy mechanical and electrical equipment.

Further improvement works are also proposed, including damp-proof tanking works to the lower ground floor, together with the installation of a new kitchenette and refurbishment of the WC, where these works have not already been completed. These works are intended to further enhance the premises and its suitability for a range of occupiers.
For further information or to discuss the suitability of the premises for your proposed use, please contact a member of our team.

AMENITIES

- PROMINENT RETAIL LOCATION
- EXCEPTIONAL WINDOW FRONTAGE
- STRONG VISUAL PRESENCE/EXPOSURE
- OPTION FOR 2 DOOR ACCESS
- IMPRESSIVE CEILING HEIGHTS ON THE GROUND FLOOR
- INTERNAL STAIRCASE
- 141 KCS CEILINGS HEIGHTS

GF HIGHEST - 3.7M
LOWEST (BEAM) - 3.5M

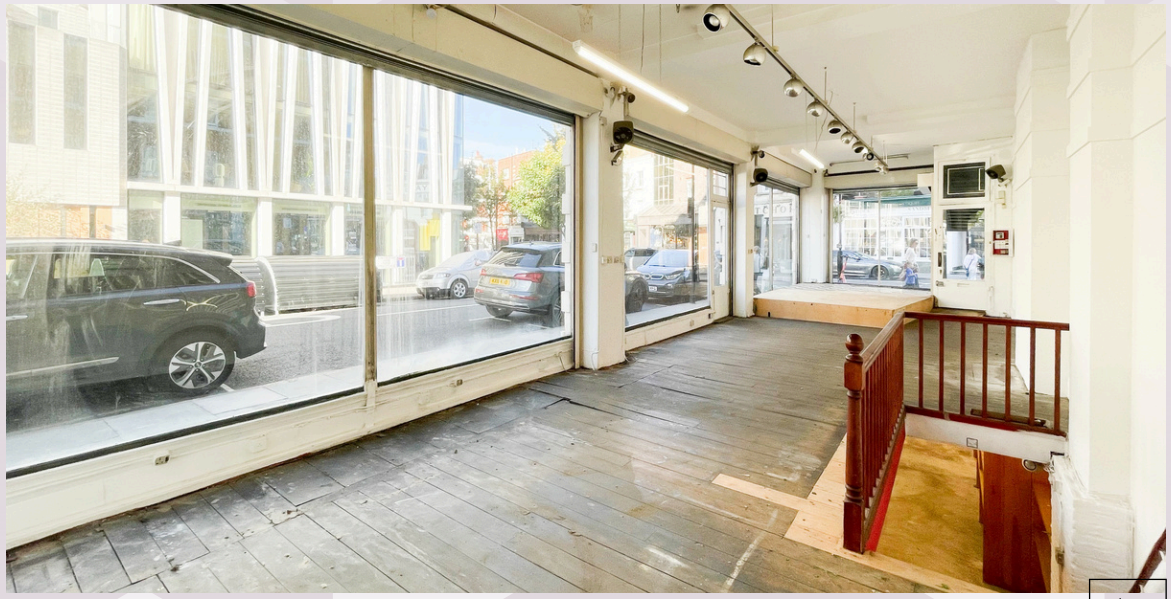
LG 1.85M (AVERAGE)

Finances

TOTAL SIZE (SQ.FT.)	1,548
QUOTING RENT (P.A.)	£75,000
ESTIMATED RATES PAYABLE (P.A.)	£19,224
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	**£94,224**

FLOOR	GF	LGF
SIZE (SQ.FT.)	757	791

PLEASE NOTE FLOORS CLAENED WITH AI



LOCATION

RETAIL
01 — KENSINGTON ARCADE
02 — NOTTING HILL FARMERS' MARKET
03 — WAITROSE & PARTNERS
04 — WHOLEFOODS

WELLBEING
05 — CORE COLLECTIVE
06 — EQUINOX KENSINGTON
07 — GINSEN KENSINGTON CLINIC 08 — SKIN BY SIMONA
09 — SPINADDIKTS
10 — THE KENSINGTON STUDIO
11 — THE ORGANIC PHARMACY
12 — URBAN FLOW YOGA
13 — VIRGIN ACTIVE

HOTELS
14 — THE BAGLIONI
15 — THE MILESTONE HOTEL
16 — THE ROYAL GARDEN HOTEL

BARS
17 — BAR 190
18 — THE BUILDER'S ARMS
19 — THE CHURCHILL ARMS

RESTAURANTS
20 — AKIRA AT JAPAN HOUSE
21 — ALEXANDRIE
22 — DISHOOM
23 — ENOTECA ROSSO
24 — GRATO
25 — KITCHEN W8
26 — LAUNCESTON PLACE
27 — MELABES
28 — PLATTER
29 — SALLY CLARKE
30 — THE IVY
31 — THE ORANGERY & KENSINGTON PALACE
32 — YASHIN SUSHI
33 — ZUAYA

CULTURE
34 — KENSINGTON PALACE
35 — KYOTO GARDEN IN HOLLAND PARK
36 — NATURAL HISTORY MUSEUM
37 — ROYAL ALBERT HALL
38 — SCIENCE MUSEUM
39 — SERPENTINE GALLERY
40 — THE DESIGN MUSEUM
41 — VICTORIA & ALBERT MUSEUM

FURTHER INFORMATION

LEASE
A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION
Upon completion of legal formalities.

Available Mid August 2026

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
TBC

VAT
The property has been elected for VAT.

FLOOR PLANS
Scaled floor plans available upon request.

CONTACT US

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Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.