

# 141 KENSINGTON CHURCH STREET

LONDON W8

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**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

**GROUND & LOWER GROUND FLOOR**

**1,548 SQ.FT.**

**RIB**

**ROBERT IRVING BURNS**

141 KCS



## 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. 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

## Finances

TOTAL SIZE (SQ.FT.)	1,548	
QUOTING RENT (P.A.)	£75,000	
ESTIMATED RATES PAYABLE (P.A.)	£19,224	
SERVICE CHARGE	TBC	
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£94,224</b>	
FLOOR	GF	LGF
SIZE (SQ.FT.)	757	791



# 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

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## 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.

### LEGAL COSTS

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

### EPC

TBC

### VAT

The property has been elected for VAT. I

### FLOOR PLANS

Scaled floor plans available upon request.

## CONTACT US

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**RIB**

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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.