

A CERTAIN
KIND OF
LIFESTYLE

176 - 206
KENSINGTON
HIGH STREET



WELCOME TO KENSINGTON

176-206 Kensington High Street is a prominent retail destination at the western end of one of London's most established and prestigious high streets.

Home to a curated mix of leading retailers, specialist operators and quality hospitality brands, the block has a distinct identity of its own. It combines the profile and visibility of Kensington High Street with the character of the surrounding Holland Park neighbourhood.

This is an opportunity to become part of an established destination in one of London's most affluent postcodes.

MADE FOR EVERYDAY

ADDRESS TO IMPRESS

Affluent local residents are joined throughout the day by office workers, international visitors, shoppers and those drawn to nearby cultural destinations. This varied catchment creates a consistent flow of discerning customers with the spending power to support premium retail, food and service-led concepts.

The location also benefits from excellent connectivity, with High Street Kensington Underground station just 300 metres away.



£158,000

average salary

8 million

pedestrian visits per year

300 metres

to High Street Kensington Underground

10.5 million

station entries/exits per year

23,000

office workers within half a mile

260 metres

to the Design Museum



IN DISTINGUISHED COMPANY

At 176-206 Kensington High Street, we're creating a lifestyle-driven destination with a neighbourhood feel, one that encourages repeat visits and generates footfall throughout the day, all year round.

This is somewhere to come to, not pass through. An emerging collection of businesses, including Karve and Megan's, creating day-to-day experiences for customers who'd expect nothing less.

SURROUNDING BRANDS

ellis**brigham** **KARVE**

megan's **ROAR**

TRAILFINDERS  **Altimus**



KEY

- | | | | | |
|----------------------|------------------------|-----------------------|------------------|------------------------|
| 1. Holland Park | 5. Waitrose & Partners | 9. Roar Fitness | 13. F45 Training | 17. The Ivy |
| 2. The Design Museum | 6. Joe & The Juice | 10. Holland & Barrett | 14. Jacuzzi | 18. Whole Foods Market |
| 3. Gail's | 7. KARVE Fitness | 11. MUJI | 15. Japan House | |
| 4. IRebel | 8. Megan's | 12. COS | 16. M&S | |

A DIFFERENT KIND OF DESTINATION

176-206 KENSINGTON HIGH STREET

Kensington High Street is enjoying a renaissance, and everyone wants a piece of it. International names are arriving in force like Lululemon, Abercrombie and Mango's newest flagship. The dining scene also draws a devoted crowd, from Jacuzzi and Bottega 35 to the newly opened Bancone.

Kensington High Street offers more than a prominent retail address. It provides the opportunity to join an established destination with a clear identity, a high-value customer base and a strong line-up of neighbouring occupiers.

For brands seeking a refined and visible London location, the block offers an environment where quality, service and customer experience are already well understood.

This is a setting for ambitious operators looking to strengthen their presence, reach a discerning audience and become part of one of Kensington's most compelling retail destinations.

YOU'LL FIT RIGHT IN

176-206 Kensington High Street is a place where communities gather and grow.

Think a café that knows your order after a Sunday spin class. The food store where the people behind the counter actually know what's in your bag. An outdoor retailer whose staff have actually done the trip you're training for.

This is a street built around the people who keep coming back, the regulars, the loyal followings, the communities that turn a good class into a habit.

Sound like your kind of street?

Then let's talk.



READY WHEN YOU ARE

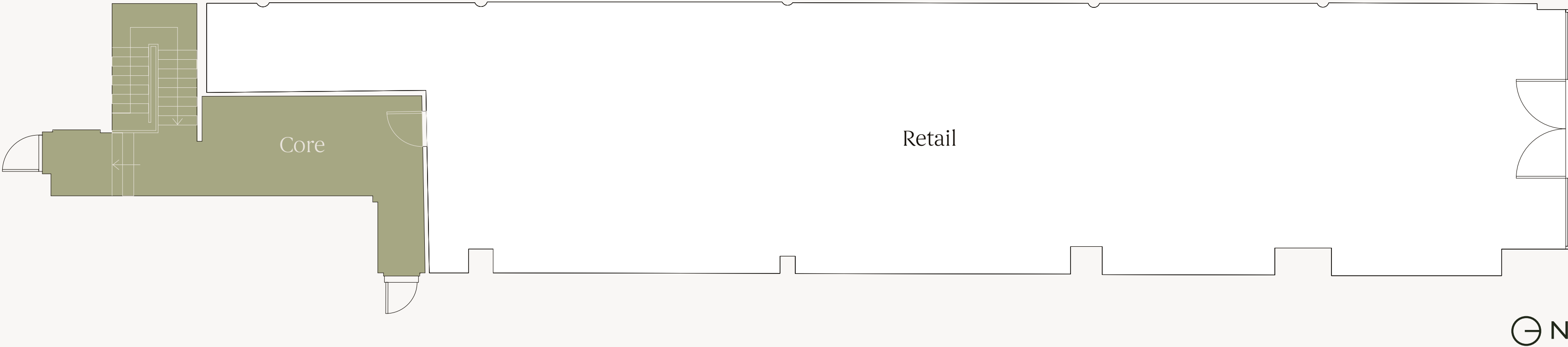
ACCOMMODATION

Net Frontage	5.2 m	17' 1"
Internal Width	5.6 m	18' 4"
Shop Depth	30.84 m	101' 2"
Ground Floor	160.26 sq m	1,725 sq ft

190 Kensington High Street offers 1,725 sq ft of premium retail space, available now.

Positioned centrally within the block, the unit offers a sleek glass façade and generous shop frontage, in keeping with the contemporary aesthetic of its neighbours.

Its position within a well-maintained retail parade ensures strong visibility, accessibility and day-long footfall, particularly given it is a 3 minute walk to High Street Kensington Underground station. You are also surrounded by an emerging cluster of premium lifestyle brands, with Holland Park and the Design Museum attracting creative, lifestyle-conscious customers.



LEASE TYPE

New Lease

BUSINESS RATES (26/27)

Rateable Value: £120,000
Rates Payable: £66,600 p.a.
Interested parties are advised to make their own enquiries with the local authority

SERVICE CHARGE

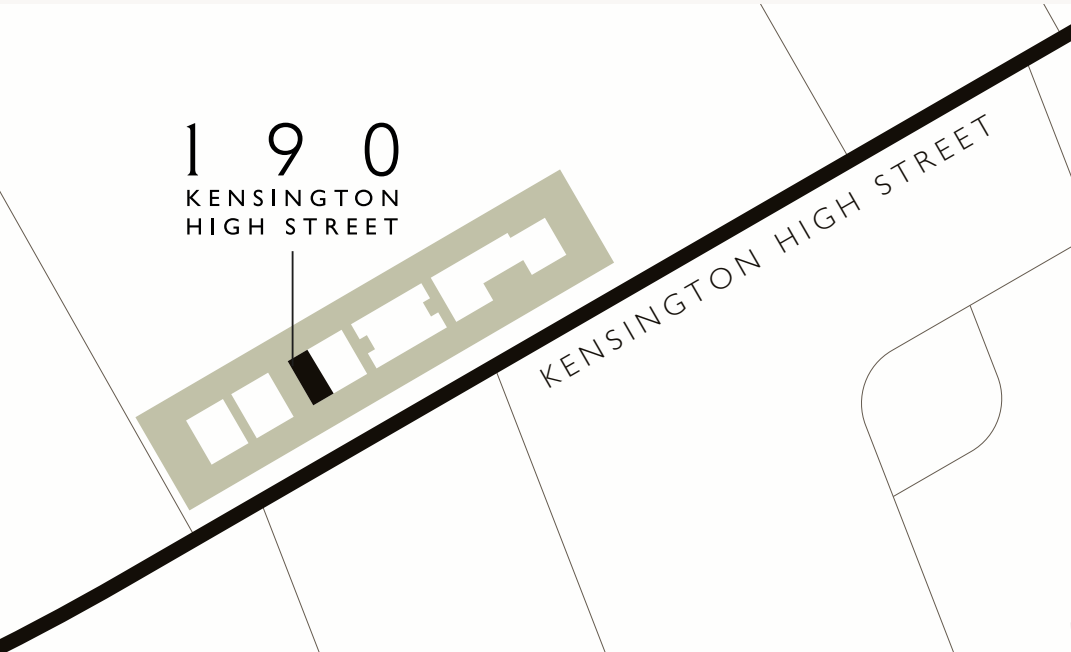
£0.61 per square foot

RENT

£140,000 p.a. or a % of turnover, whichever is higher

EPC

Certificate available on request



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HIGH STREET

CONTACT

Want to book a viewing
or find out more?
Contact us now.

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