

# P-THREE®



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## 190 KENSINGTON HIGH STREET RESTAURANT / CAFE

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190 KENSINGTON HIGH STREET, LONDON, W8 7RG

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NEW LEASE

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## DESCRIPTION

A 1,725 sq ft café opportunity on Kensington High Street, forming part of a block being repositioned as Kensington's home for lifestyle and wellbeing.

The unit benefits from a prominent glazed frontage, offering a perfect opportunity for a café or light restaurant operator. The wider block is increasingly defined by sports, wellness and lifestyle brands, creating a natural environment for high-quality cafés and health-led food offers that support everyday routines and repeat visits.

The opportunity is particularly suited to operators seeking to serve the affluent local residential, office and leisure catchment that defines this part of Kensington.

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## LOCATION

The premises are located on Kensington High Street, one of London's most affluent neighbourhood high streets, positioned next to Holland Park and the Design Muesum.

This section of the street has developed into a strong lifestyle and dining destination, supported by a high-spending residential catchment and visitors to nearby attractions including the Design Museum.

Nearby occupiers include Megan's, Waitrose, Gails, Karve, F45 and Lululemon, creating a vibrant mix of retail, wellness and dining.

High Street Kensington Underground Station (Circle and District lines) is a short walk away.

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## RENT

£140,000 pa or a % of turnover, whichever the higher.

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## BUSINESS RATES

Rateable value: £120,000

Rates payable: £66,600 per annum

Interested parties are advised to make their own enquiries with the local authority.

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## SERVICE CHARGE

£0.61 per sq ft.

(2025-2026 service charge budget)

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## ENERGY PERFORMANCE CERTIFICATE

On Application.

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## VIEWINGS

For viewings please contact P-Three:

**Emma Bruce**

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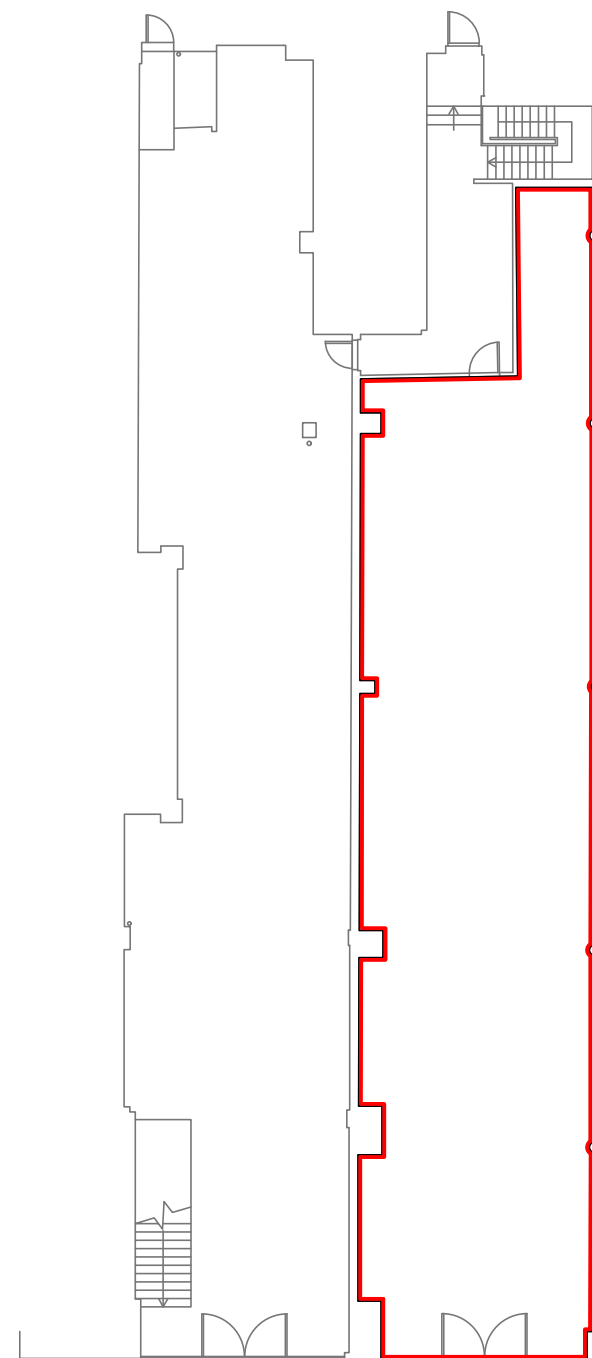
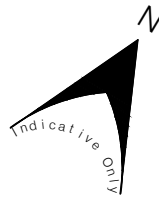
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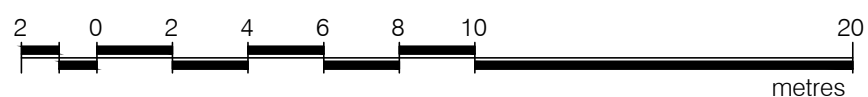
## AREA

The accommodation comprises the following areas:

<b>Ground</b>	160.26 sq m / 1,725 sq ft
<b>Total</b>	160.26 sq m / 1,725 sq ft



KENSINGTON HIGH STREET



# LEASE PLAN

**190 KENSINGTON HIGH STREET**  
LONDON, W8 7RG

## Ground Floor

— Lease Demise

### Notes:

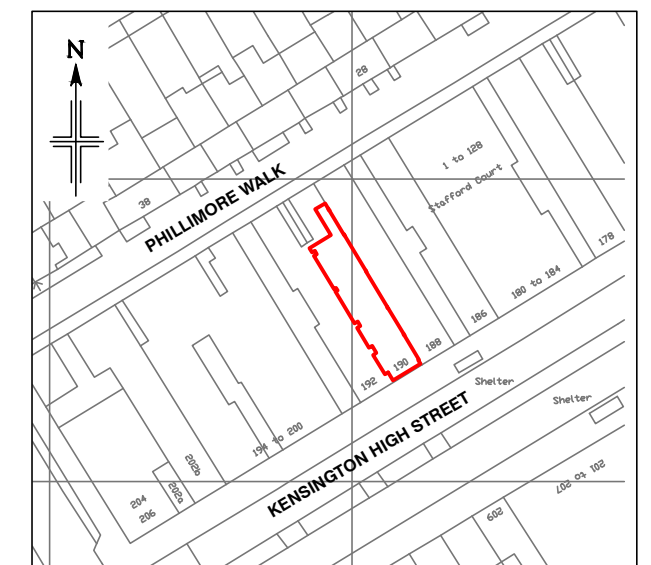
Care should be taken when drawings are printed to avoid image distortion.

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The lease demise line indicates the extent of the demise and does not necessarily mirror the Plowman Craven on-site area measurement.

### Revisions:

A - Original Issue (February 2020)



### Location Plan

Scale 1:1250

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**Plowman Craven**

Regulated by RICS



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