



**Kensington High Street**  
London, W8

**Fully Fitted Restaurant in  
Prime Location on  
Kensington High Street -  
Assignment of Lease  
Although New Lease May  
Be Available**

**2,180 sq ft**  
(202.53 sq m)

- Fully Fitted and Well Maintained
- Fully Retractable Frontage
- Limited Outside Seating
- New Lease May be Available
- Premises License in Place

# Kensington High Street, London, W8

## Summary

Available Size	2,180 sq ft
EPC Rating	Upon enquiry

## Description

The premises are fully fit to a good standard and are well maintained, trading over ground floor and basement with a limited space for outside seating across the front over the designated pavement lights demised to the premises.

There is a fully fitted kitchen, cold room, customer, toilets and storage in the basement.

## Location

Located on the very busy south side of Kensington High Street, High Street Kensington tube is a short walk away with local operators including many multiple type operators all driving heavy footfall traffic to the property. As well as playing host to a wide range of restaurants and retailers there is an affluent residential population within the vicinity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	1,112	103.31
Basement - Restaurant	1,068	99.22
Total	2,180	202.53

## Tenure

The original full repairing and insuring lease is granted from 29th of September 1999 for a term of 20 years with rent reviews every 5 years. The lease is granted inside the Security of Tenure Provisions of The Landlord and Tenant Act 1954 and a New Lease may be available.

## Passing Rent

£140,000pax

## Vat

All prices quoted may be subject to VAT if applicable.

## Premium

Upon Application

## Premises License

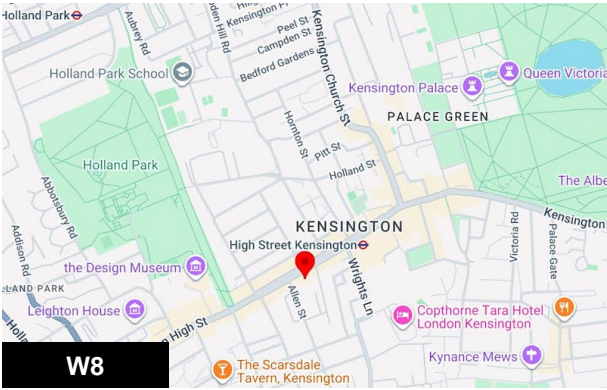
We understand the premises benefit from A3 use with a premises licence allowing the sale of alcohol until midnight every day of the week except Sundays until 23.30 all with standard restaurant conditions applied.

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

## Confidentiality

Highly confidential and under no circumstances should a direct approach be made to



## Viewing & Further Information



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