

№197

KENSINGTON HIGH STREET



OVER 2,000 SQ FT CORNER UNIT
AVAILABLE NOW



Kensington High Street is Kensington's prime commercial area with a variety of major national and international retailers including Whole Foods, Waitrose, COS, Zara Home, Muji, Waterstones, Rituals, Massimo Dutti, Megans, Decathlon and Oliver Bonas.

There are also a number of high-end restaurants including The Ivy, Aubaine and The Roof Gardens, and more casual eateries including Joe & The Juice and Ole & Steen.

87,660

SHOPPER POPULATION
(PER ANNUM)

£280m

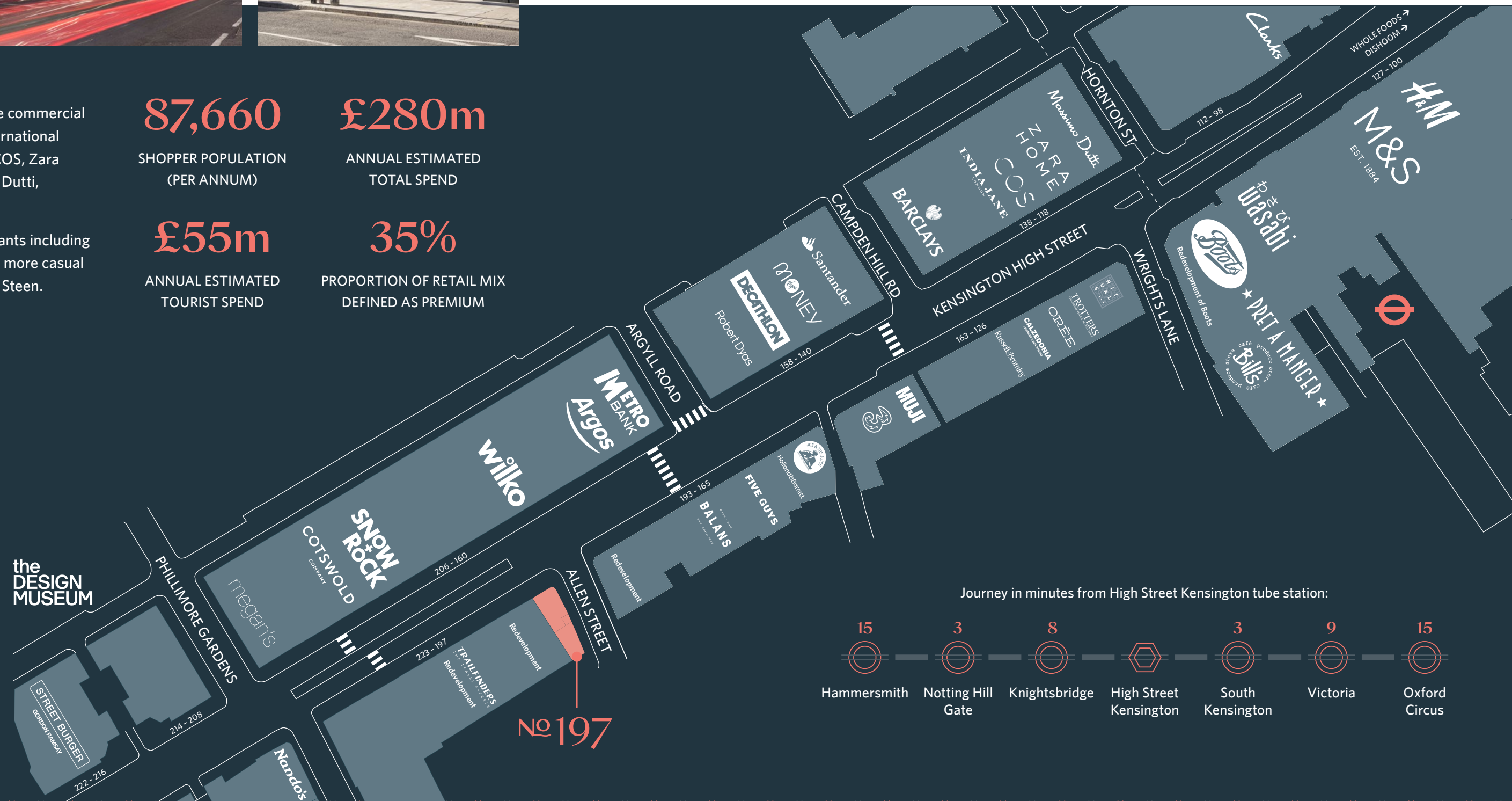
ANNUAL ESTIMATED
TOTAL SPEND

£55m

ANNUAL ESTIMATED
TOURIST SPEND

35%

PROPORTION OF RETAIL MIX
DEFINED AS PREMIUM



Journey in minutes from High Street Kensington tube station:

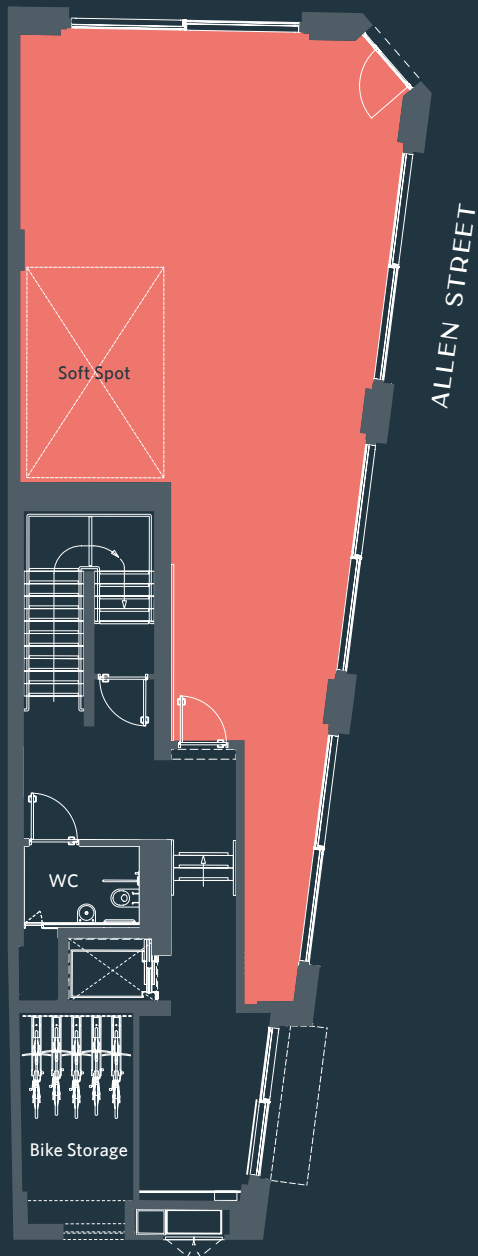


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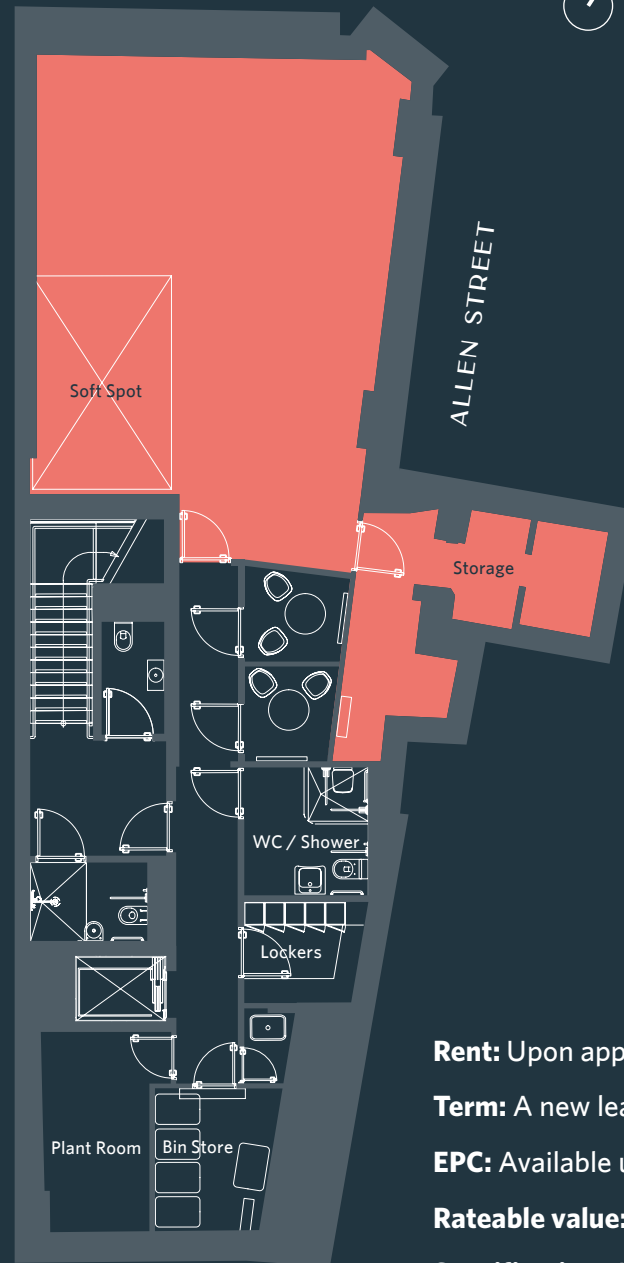
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GROUND



BASEMENT

Rent: Upon application

Term: A new lease for a term to be agreed

EPC: Available upon request

Rateable value: To be re-assessed

Specification: Available upon request

GIA	sq m	sq ft
Ground	96.0	1,033
Basement	98.4	1,059
TOTAL	194.4	2,093

- Prominent corner site
- The space features a new 6m long, fully glazed sliding shop front and 18m long return frontage, which leads into an open plan ground floor with 3.7m floor to ceilings heights.
- The lower ground floor again provides an open plan floor plate with a floor to ceiling height of 2.6m.
- Soft spots to allow a flexible floor plate
- External seating potentially available subject to licence



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