

# №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

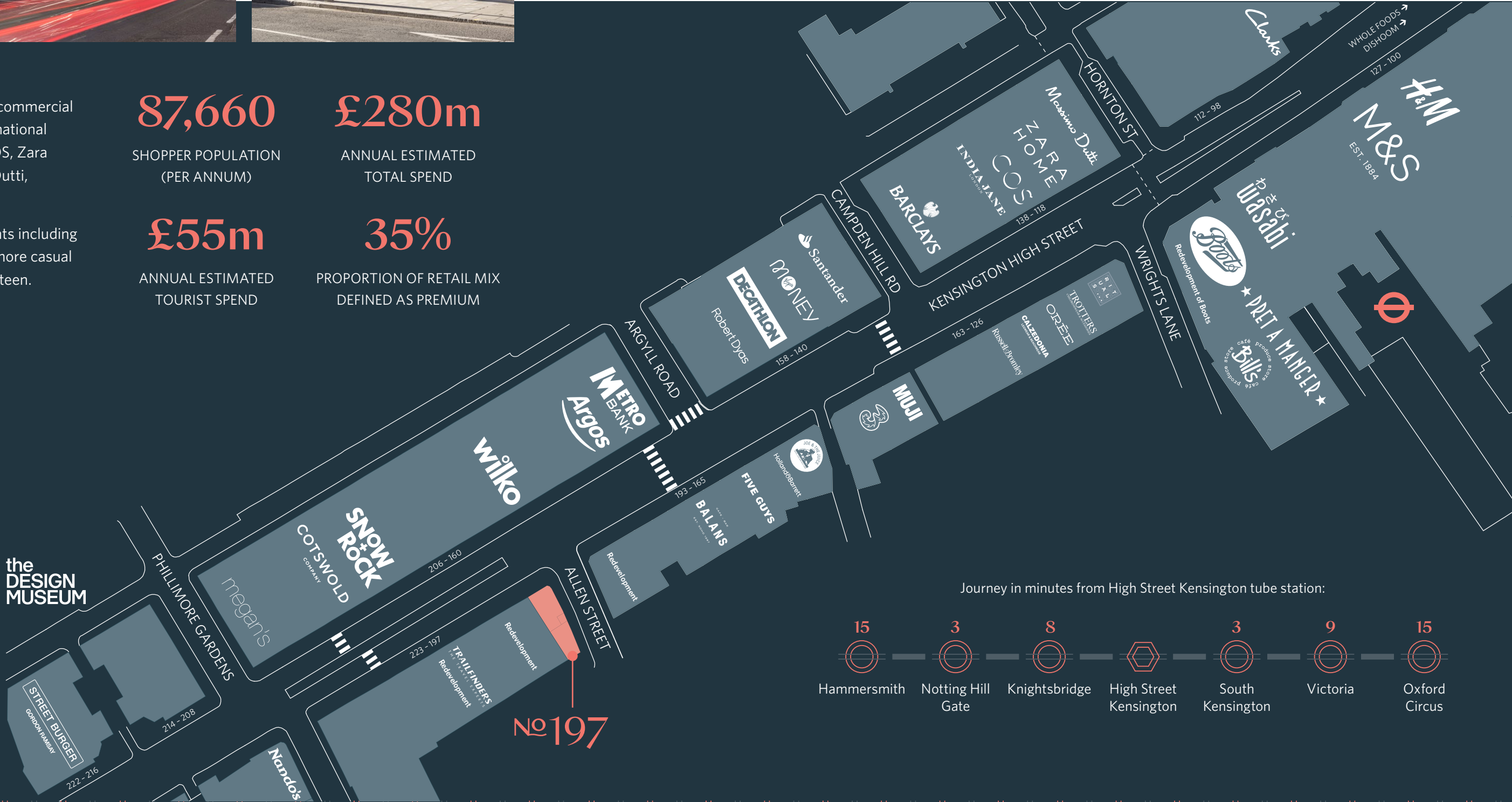
ANNUAL ESTIMATED  
TOTAL SPEND

£55m

ANNUAL ESTIMATED  
TOURIST SPEND

35%

PROPORTION OF RETAIL MIX  
DEFINED AS PREMIUM

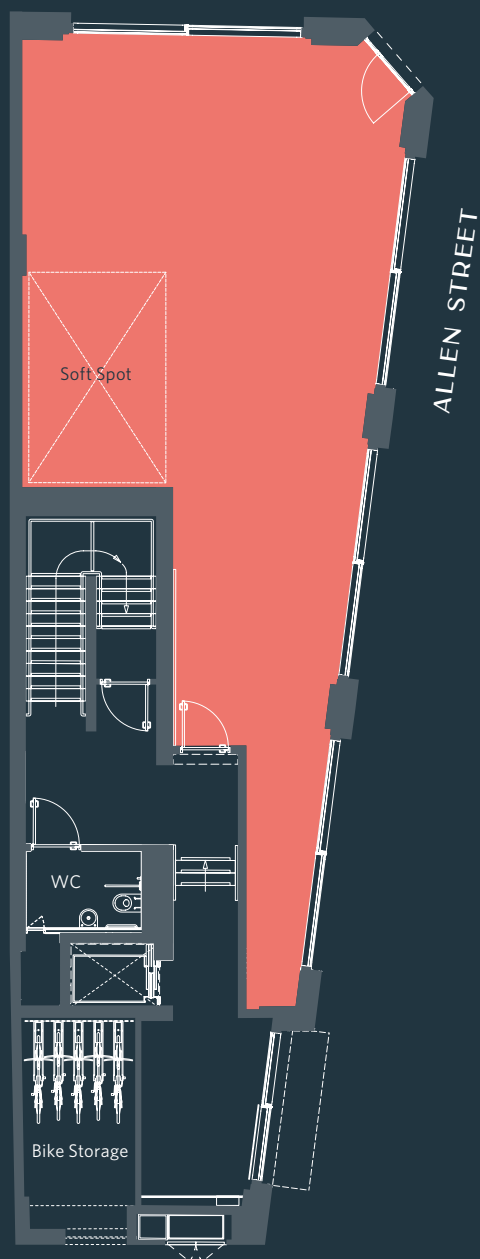


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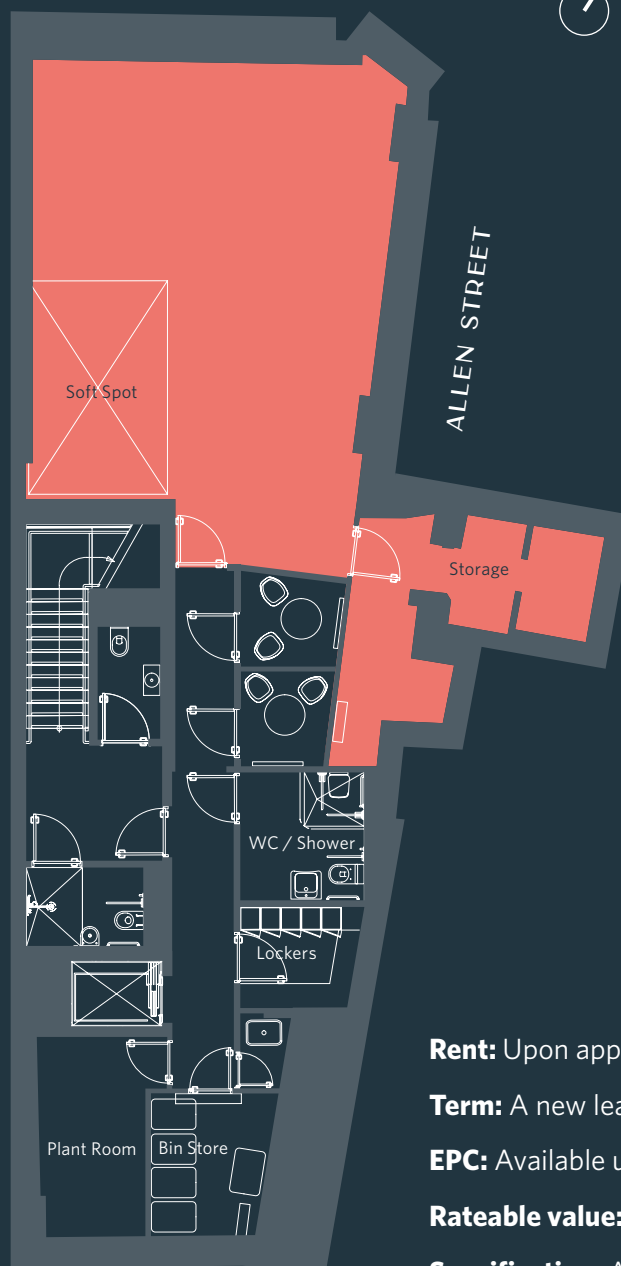
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GROUND



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
<b>TOTAL</b>	<b>194.4</b>	<b>2,093</b>

- 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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