



7 Kensington High Street, Kensington, London W8 5NP

Location

The premises are located close to Hyde Park on Kensington High Street, beneath the Hux Hotel. The area benefits from a substantial residential catchment and there are a number of hotels in the vicinity. Kensington High Street is a popular retail and dining destination amongst locals and tourists. High Street Kensington Underground Station and The Royal Albert Hall are a short walk away. Local operators include Bloom, Zaika, Dishoom, The Ivy, Wholefoods, The Goat Tavern and numerous other independent and corporate operators. For a better understanding of the location please review: [Google Street View](#)

Description

The property is arranged over ground floor and basement and is fully fitted as a restaurant. The ground floor provides a fully fitted kitchen, customer seating and bar area. The basement comprises a second larger fitted kitchen, WC's, managers office and storage. The property has the following internal areas:

Ground Floor	139 sq m	1,496 sq ft
Basement	116 sq m	1,249 sq ft
Total	255 sq m	2,745 sq ft

Terms

The premises are available on a new lease for terms to be agreed at a quoting rent of £125,000 pax, subject to vacant possession.

Planning / Licensing

The premises benefits from E Class Use (A3).

The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Friday	10:00am to 23:00pm
Saturday	11.00am to 23.00pm
Sunday	12:00pm to 22:30pm

Further Details

An EPC has been commissioned and can be supplied upon request.

Unless otherwise stated, each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

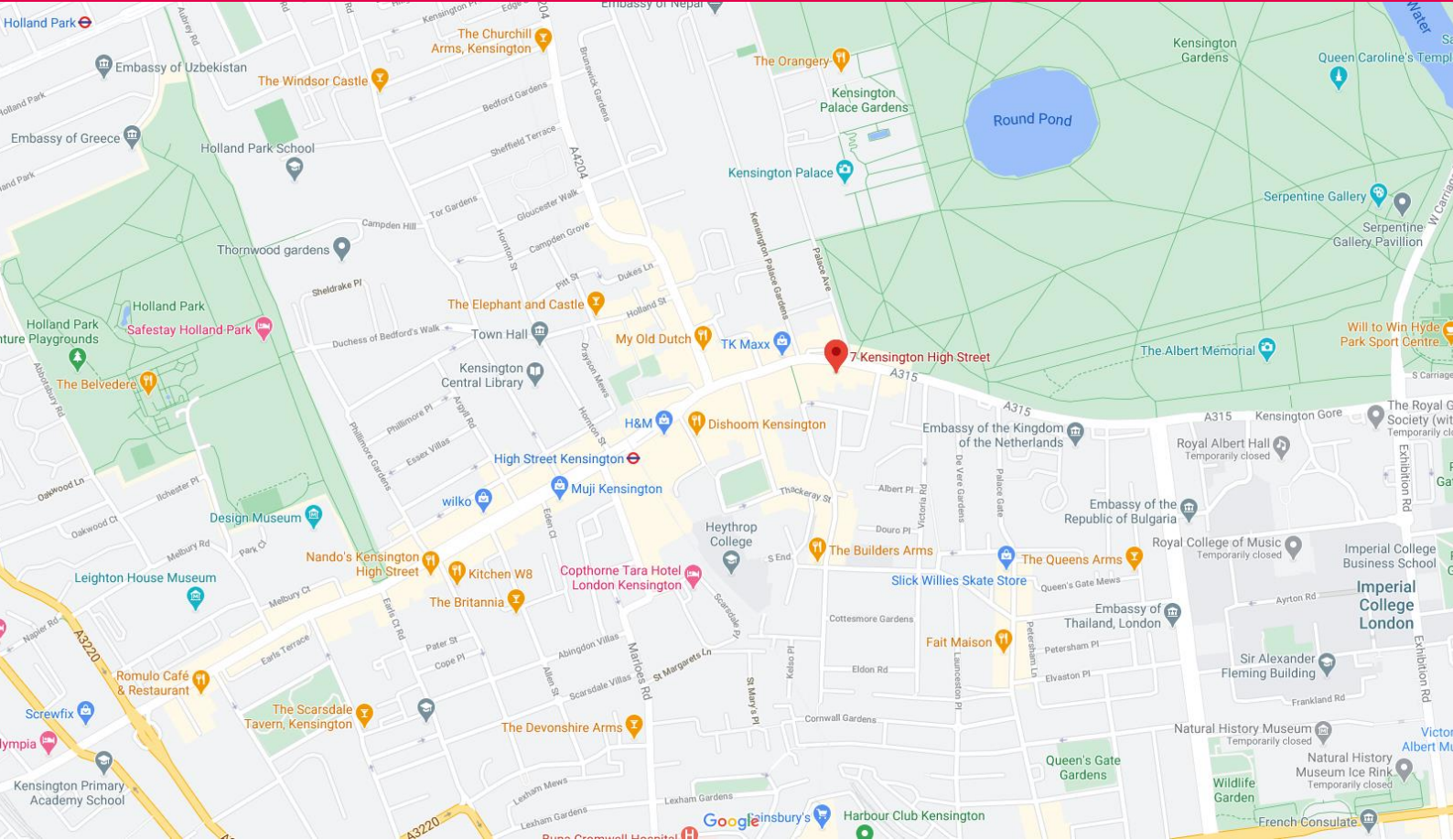
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**DAVIS
COFFER
LYONS**

**TO LET – KENSINGTON HIGH ST, W8
2,745 SQ FT FULLY FITTED RESTAURANT**



**OLE &
STEEN**
LAGKAGEHUSET



Bone Daddies
ramen bar



Kensington Palace

**THE IVY
COLLECTION**
SINCE 1917

**WHOLE
FOODS**
MARKET



Royal Albert Hall

DISHOOM
FROM BOMBAY WITH LOVE



THE COFFER GROUP

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