



29 Kensington High Street, London, W8 5NP

Location

The premises are located close to Hyde Park and Kensington Gardens on Kensington High Street. 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. Kensington High Street Underground Station and The Royal Albert Hall are a short walk away. Local operators include Bloom, Zaika, Dishoom, The Ivy, Wholefoods and numerous other independent and corporate operators. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy the entire building, which is arranged from basement to fourth floor. The basement comprises kitchen, storage and WC's and ground floor consists of bar area and approximately 90 covers. The first and second floors provide an additional 90 covers and upper floors are storage/staff rooms.

The approximate gross internal areas are as follows;

Ground Floor	1,119 sq ft	104 sq m
Basement	689 sq ft	64 sq m
First Floor	366 sq ft	34 sq m
Second Floor	344 sq ft	32 sq m
Third Floor	291 sq ft	27 sq m
Fourth Floor	323 sq ft	30 sq m
Total	3,132 sq ft	291 sq m

Tenure

The premises are available on a new lease for terms to be agreed.

Rent

Rental offers in the region of £175,000 pax will be considered.

Planning / Licencing

The premises benefits from E Class Use (A3). The premises are not currently licenced.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

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

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Agent
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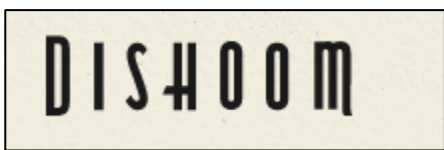
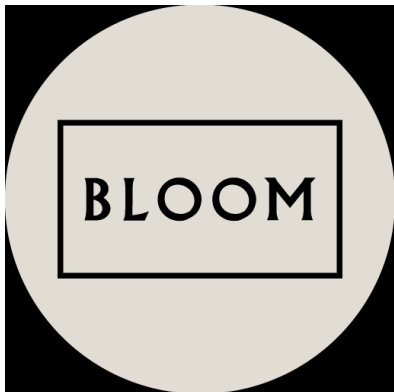
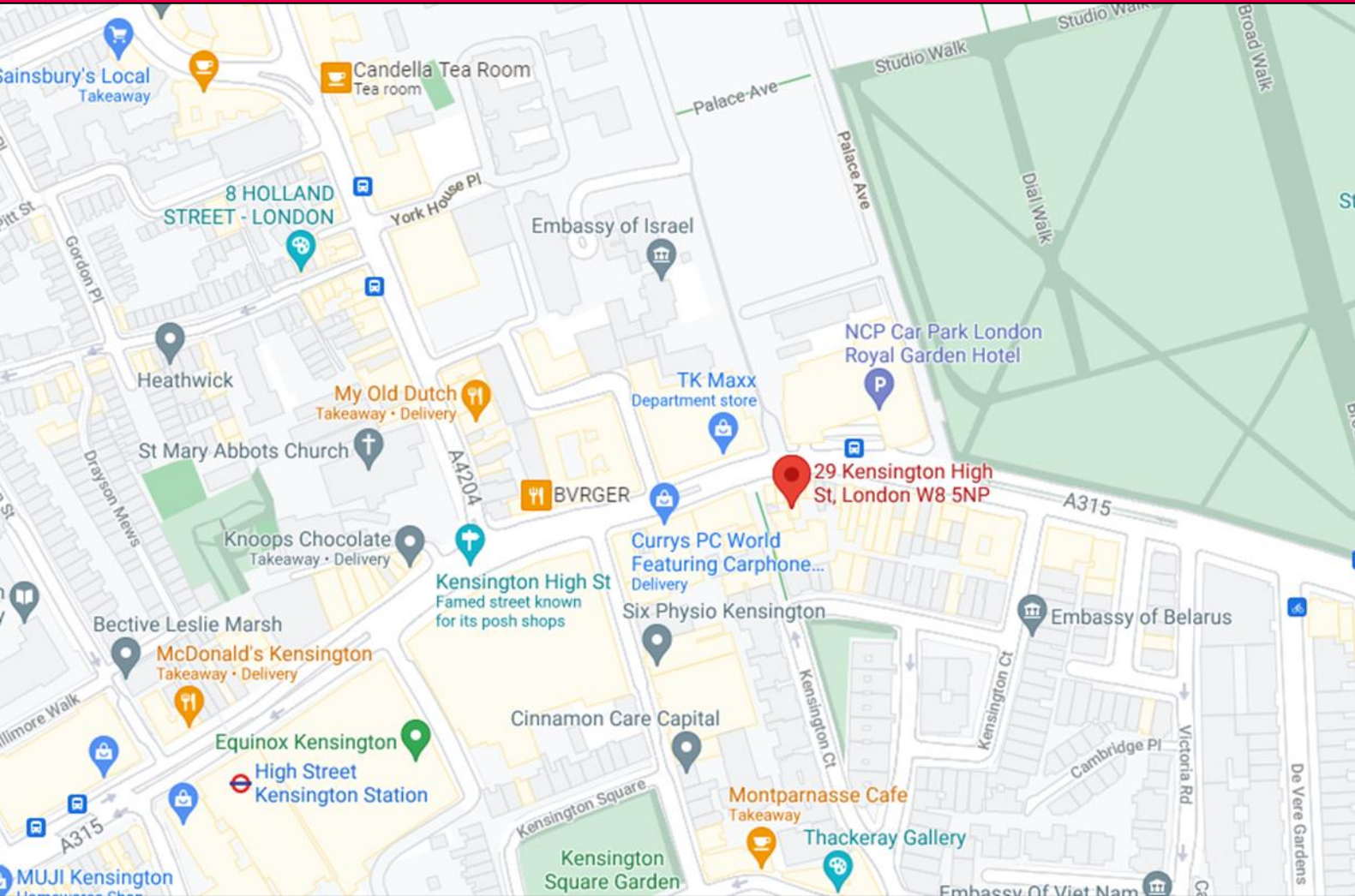
Rob Meadows
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NEW LEASE – KENSINGTON HIGH STREET, W8

3,132 SQ FT RESTAURANT ACROSS WHOLE BUILDING



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