

# PRIME GALLERY / SHOWROOM TO LET

121/121a Kensington Church Street, London W8

7-8 Conduit Street  
London W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- **Highly prominent corner location**
- **Suitable for antique, art, and interior boutiques**

## LOCATION

The property comprises a double retail unit with a show room basement situated among the many long-standing interior and antique dealerships and advisors on Kensington Church Street and adjacent to the renowned Sally Clarke delicatessen and Clarke's restaurant.

## ACCOMMODATION

We have been provided with the following approximate floor areas:

Ground Floor	29.73 sq m	320 sq ft
Basement	27.82 sq m	300 sq ft

Both the ground and basement floors are predominantly fitted out to a very high standard as suitable retail, display, or consultancy space.

Interested parties are advised to verify these floor areas.



## LEASE

The property is available on a new FRI lease for a term to be agreed.

## RENT

Quoting rent £37,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

## RATES

2017 Rateable Value	£18,750
Current UBR	46.6p
Rates Payable	£8,737.50

Transitional phasing may apply. Interested parties should verify the rates payable with the local authority on 020 7361 3005



## INSPECTIONS

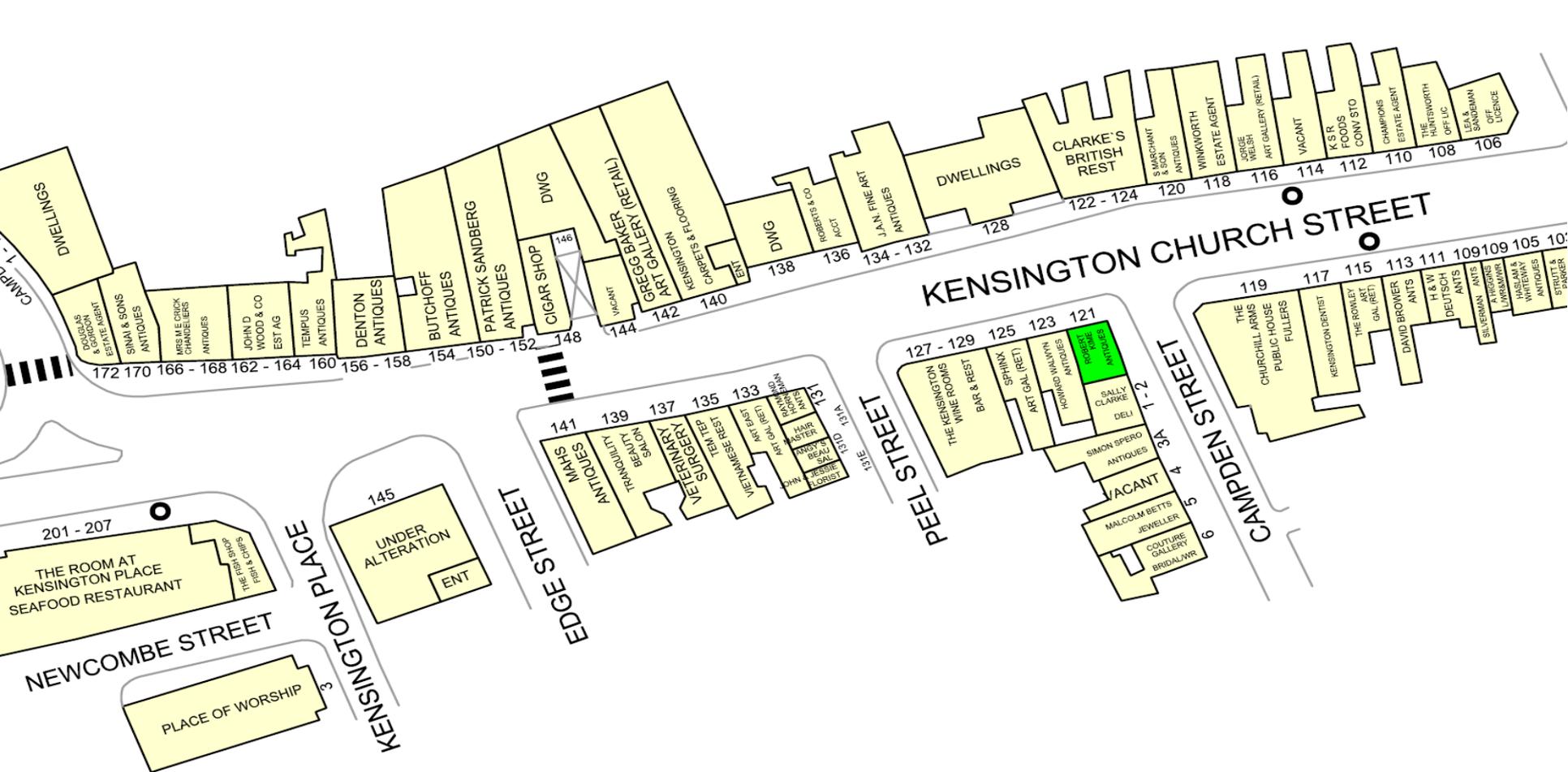
Viewing is strictly by appointment with:

**Nick Carvey**

020 7182 7493

nick@fawcettmead.co.uk

Subject to Contract



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