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# **\*Highly Confidential\*** **CLASS E UNIT** **TO LET IN** **WEST** **KENSINGTON**

**92 NORTH END ROAD, WEST  
KENSINGTON, LONDON W14 9EX**



## **Location:**

The subject property occupies a prominent position in prime pitch opposite to West Kensington Underground Station (District Line).

North End Road is an area predominantly made up of established independent retailers and restaurants. Multi-national tenants within the immediate vicinity include Co-op, Greggs and Dexter's Estate Agents.

## **Rent:**

£40,000 per annum.

## **Accommodation:**

The unit is arranged over a Ground Floor and Lower Ground Floor only and has the following approximate net internal areas:

**Ground Floor:** 1,105 sq. ft. (102.65m<sup>2</sup>)

**Lower Ground:** 497 sq. ft. (46.20 m<sup>2</sup>)

## **Use:**

The premises is a Class E unit and benefits from A1, A2, A3 planning consent. Alternative uses may be considered subject to planning.

## **Premium:**

Offers Invited.

## **Tenure:**

The property is held on a lease expiring 24<sup>th</sup> February 2029.

## **Lease:**

Full Repairing and Insuring.

Inside the Landlord & Tenant Act.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Interested parties should only visit as customers. For formal viewings please contact:

**Ryan Mylroie**

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