



65 Kensington Church Street, Kensington, London, W8 4BA

### Location

The property is located in Kensington in the Royal Borough of Kensington and Chelsea in West London. The property is situated on a prominent corner position fronting Kensington Church Street and Campden Grove. The property has the benefit of being a short walking distance to Notting Hill Station and High Street Kensington. The surrounding occupiers include retailers and residential dwellings.

### Property

The premises is arranged over ground floor and basement. We understand the gross approximate areas to be as follows:

<b>Ground Floor</b>	<b>10.22 sq m</b>	<b>110 sq ft</b>
<b>Basement</b>	<b>102.19 sq m</b>	<b>1,100 sq ft</b>
<b>Total</b>	<b>112 sq m</b>	<b>1,210 sq ft</b>

### Planning

The property has the benefit of a variety of uses subject to obtaining the necessary planning consents.

### Tenure

The premises are available for a term to be agreed.

### Rent

Rental offers invited.

### Handover

The property will be handed over in shell condition.

### Legal Costs and Confidentiality

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 agent  
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