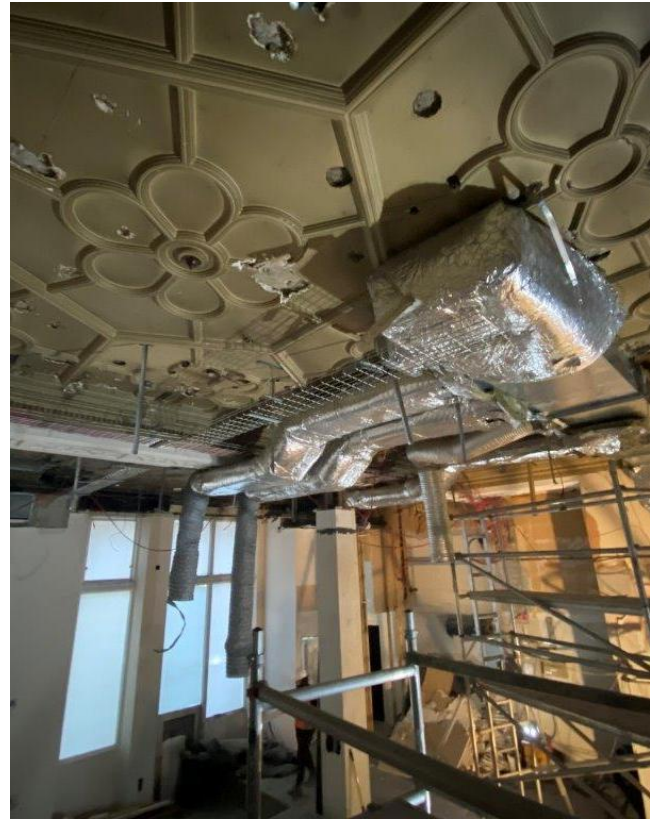


94 Kensington High Street

Kensington, London, W8 4SJ



ENTIRE BUILDING – A1 / A3 / CLUB WITH B1 UPPER PARTS
(MAY SPLIT) | 2500 – 8,050 sq ft approx



Location

The property is located in the most prime section of Kensington High Street. It presents an excellent trading location on the north side of Kensington High Street. It is also opposite Marks & Spencer and the new Whole Foods Store.

Kensington Arcade and High Street Kensington Underground Station are located almost directly opposite the subject property ensuring that pedestrian footfall in the vicinity of the property is excellent. It is on the pedestrian crossing from the station.

Description

Having been vacated by HSBC our client has comprehensively stripped the interior back to show ornate period plaster work and stunning architectural details throughout. This five storey self contained building with rear access has an attractive Victorian period façade.

The premises comprise a well configured ground floor banking hall with basement, mezzanine and three upper floors of office accommodation. The existing planning use is A2 use with B1 upper parts however the freeholder will consider a change of use (STP) and the new Class E Use will give tremendous scope to all users. An A3 Use was granted in 2004. A Private Members Club and A3 uses or Take Away will also be considered.

The upper three floors benefit from a self-contained office entrance on Kensington High Street. The entire property is also serviced from Kensington Church Court to the rear. Separating the upper floors will be considered.

Jason Hanley, Partner

📞 020 7025 1391 or 07904630154

Floor Areas

Floor	sq ft	sq m
3rd Floor	869	83
2nd Floor	826	77
1st Floor	861	80
Ground	2,540	236
Lower Ground	1,551	144
Mezzanine	1,403	130
TOTAL (approx.)	8,050	748

*Measurement in terms of NIA

Kensington

Kensington is an affluent district in the Royal Borough of Kensington and Chelsea in the West End of central London.

The Borough is home to numerous world famous tourist attractions including, The Royal Albert Hall, Natural History Museum and the Victoria & Albert Museum.

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2021

📞 020 7025 1390

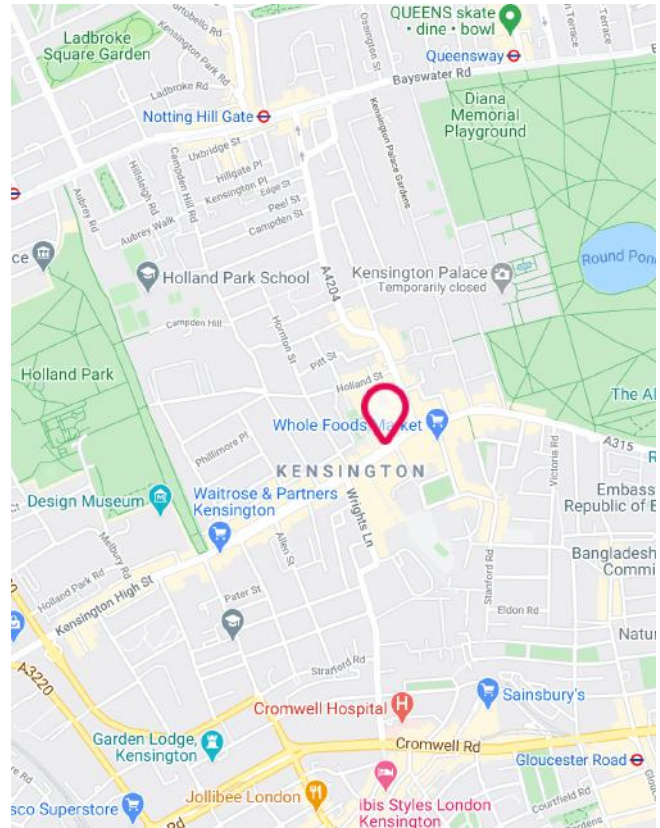
📍 4 Golden Square London W1F 9HT

94 Kensington High Street

Kensington, London, W8 4SJ



ENTIRE BUILDING WITH MULTIPLE USES. WILL CONSIDER MEMBERS CLUB OR A3 RESTAURANT | 2,500 – 8,050 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease(s) direct from the Freeholder
Rent:	Quoting £500,000 per annum exclusive
Rates:	20/21 estimated Rates Payable £23.77psf overall
Service Charge:	N/A (self contained)
EPC Rating:	TBC

Amenities

- Prime location on north side of Kensington High Street
- Self contained entrance for upper parts
- Period features & enormous ceiling heights
- Entire building now stripped out to shell
- Excellent ceiling heights and natural light to offices
- Potential for change of use to alternate use class **NB** in 2004 A3 use was consented by RBKC and Class E uses considered.

Jason Hanley, Partner

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✉️ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

✉️ ostapleton@monmouthdean.com

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