

**7 NORTH END PARADE
LONDON
W14 0SJ**



**SHOP PREMISES WITH E USE CLASS
WITHIN WALKING DISTANCE FROM WEST KENSINGTON
UNDERGROUND STATIONS (DISTRICT LINE)
366 sq. ft. (25 sq. m)
NEW LEASE – NO PREMIUM
TO LET**

Location:

The retail unit is situated on North End Parade in Kensington. The unit has good transport links with West Kensington Station (District Lines) approximately 0.3 miles and Kensington (Olympia) Station (District and Overground) approximately 0.4 miles from the premises. There are a wealth of national occupiers nearby including Dominos, Tesco Express, Sainsburys, Olympia Halls.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

Description:

The subject property is arranged over ground and basement floors currently vacant and has benefit of WC and kitchenette located in the basement level.

Accommodation Schedule:

| Floor | Net Internal Floor Area |
|----------|---------------------------|
| Ground | 235 sq. ft. (21.83 sq. m) |
| Basement | 131 sq. ft. (12.17 sq. m) |
| Total | 366 sq. ft. (25 sq. m) |

User:

We believe the premises fall under Class E of the Town & Country Planning Use Class as amendment September 2020.

EPC:

The property has an EPC rating of C (60). A copy of the EPC is available upon request.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £9,400, interested parties should make their own enquiries of the rates payable.

Legal Fees:

Each party to bear its own legal costs.

VAT:

TBC.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year.

Rent:

£17,500 per annum, exclusive of other outgoings.

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