



GROUND & BASEMENT COMMERCIAL (CLASS E)
TO LET £38,500/ANNUM
3 HOLLAND STREET, LONDON, W8 4NA

 **Willmotts**
The Complete Property Service
020 8748 6644

- COMMERCIAL UNIT (CLASS E)
- 870 SQ.FT. OVER GROUND AND BASEMENT FLOORS
- VARIOUS USES MAYBE CONSIDERED
- STREET VIEW
- LOCATION MAP

Location

The property is situated close to the busy Church Street in the heart of Kensington and is a close walking distance from Kensington Underground Station. The locality provides excellent shopping facilities with some of the local operators include Wholefoods, TK Max, Marks & Spencer, Clarks Shoes and many restaurant and café operators. The Kensington Townhall is approx. 200 meters from the property. Additionally, the World-famous Kensington Palace is a short walk away.

Description

The unit is arranged over ground and basement floors offering retails sales area on the ground floor and storage within the basement with WC facilities.

User

We believe the unit benefits from Class E use of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an EPC rating of C (67). A copy of the EPC report is available upon request.

Floor	Net Internal Floor Area
Ground	617 sq. ft. – 57.31 sq. m
Basement	253 sq. ft. – 23.50 sq. m
Total	870 sq. ft. – 80.83 sq. m

Rateable Value:

We are advised by the VOA that the rateable value for the property is £37,500; however, interested parties should make their own enquiries on the rates payable.

Terms

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

Rent

£38,500 per annum exclusive of other outgoings.

Service Charge

To be confirmed.

Legal

Each party to bear their own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

VAT

Not applicable to the unit.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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