

KENSINGTON ARCADE

# 605 SQ FT OF RETAIL SPACE

RETAIL OPPORTUNITY INSIDE  
KENSINGTON ARCADE

LAST REMAINING UNIT



# KENSINGTON ARCADE

THE KENSINGTON ARCADE IS THE MAIN THOROUGHFARE BETWEEN KENSINGTON HIGH STREET AND THE UNDERGROUND STATION, SERVED BY THE CIRCLE AND DISTRICT LINES. THE ARCADES AND STATION EXIT BENEFITS FROM FOOTFALL OF UP TO 17M PEOPLE PER YEAR (KA 2023)

Kensington High Street has a number of attractions including Kensington Palace and the Design Museum. The area is an established retail and leisure destination occupied by a number of exciting retailers and restaurants including Whole Foods, Jacuzzi (Big Mamma Group) and Japan House. The unit is neighbored by a number of attractive occupiers including Lovisa, Gails, Leonidas, Marugame, Pret, Urban Greens, Crussh, Intimissimi and Bagel Factory.

## EXISTING OCCUPIERS

**GAIL'S**  
ARTISAN BAKERY

*Aux Merveilleux de Fred*

**scribblr**

*Lovisa*

**PRET**

**URBAN GREENS**

**MARUGAME UDON**

**wasabi**  
sushi & bento

**CAFFÈ NERO**

**Leonidas**  
The Preferred Belgian Chocolates

**CHANGO**  
EMPANADAS

**intimissimi**

**Bagel FACTORY**

**CRUS2H**

## Rent:

On application

## Accommodation:

The unit is positioned at ground floor only of Kensington Arcade which is accessed directly from Kensington High Street. The following approximate gross internal area are:

605 sq ft / 56.2 sq m (GIA)

## Lease:

A new effectively full repairing and insuring lease for a term of 10 years with a rolling landlord break from year 5. The lease will be contracted Outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954.

## Rates:

Rateable Value: £77,500 (2023)

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

## Service Charge:

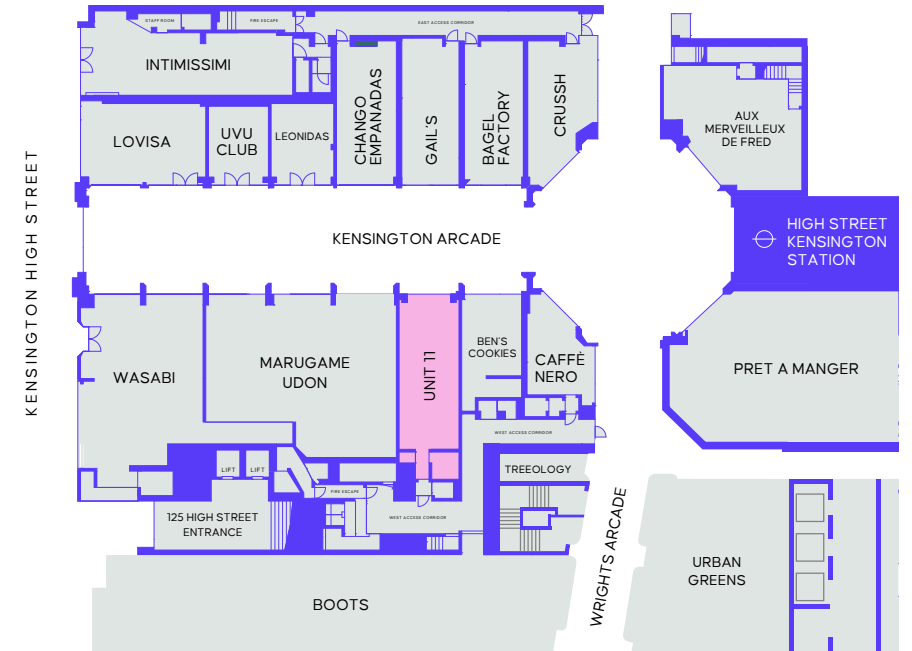
£8,584 +VAT per annum (2024)

## Building Insurance:

£808.88 +VAT per annum (2024/25)

EPC - C

**UNIT 11**  
**GROUND FLOOR**  
**605 SQ FT / 56.2 SQ M (GIA)**



Subject to Contract and Vacant Possession

## ENQUIRIES

For further enquiries, please contact:



**Alasdair Scott**  
[alasdair.scott@savills.com](mailto:alasdair.scott@savills.com)  
**078 6774 3329**

**Phoebe Bates**  
[phoebe.bates@savills.com](mailto:phoebe.bates@savills.com)  
**079 3609 9500**

## MISREPRESENTATION

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves as to the correctness of each of them. (ii) No person in the employment of the agents has any authority to make or give any representation or warranty in relation to this property, December 2023.