

# UNIT 2, 63-67 KENSINGTON HIGH STREET

PROMINENT RETAIL UNIT AVAILABLE ON NEW LEASE BASIS  
WITH CEILING HEIGHTS IN EXCESS OF 4.5M



## LOCATION

Situated the south side of Kensington High Street within 150 metres from **Kensington Underground Station**. Nearby retailers include **Whole Foods Market, Uniqlo, Zara, Mango** (opening soon), **Jigsaw, Hobbs, H&M, Urban Outfitters, Japan House** and **Marks & Spencer**. Restaurant operators close by include **The Ivy, Dishoom, Marugame, Ole & Steen, Knoop's** and **Gail's Bakery**.

## LEASE

New lease to be agreed. The lease is to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II).

## RENT

Upon application

## HANDOVER

Enhanced shell condition available in Q4 2024.

## LEGAL

Each party to be responsible for their own legal costs.

## EPC

To be commissioned following works.

## Former HEMA

|                |       |        |
|----------------|-------|--------|
| Gross Frontage | 45 ft | 13.7 m |
|----------------|-------|--------|

|                   |             |            |
|-------------------|-------------|------------|
| Ground Floor only | 3,154 sq ft | 293.1 sq m |
|-------------------|-------------|------------|

## Business Rates

To be reassessed following works.

DUNCAN GILLIARD  
07881 501164

duncan.gilliard@cushwake.com

FREDDIE STEEL  
07885 239 688

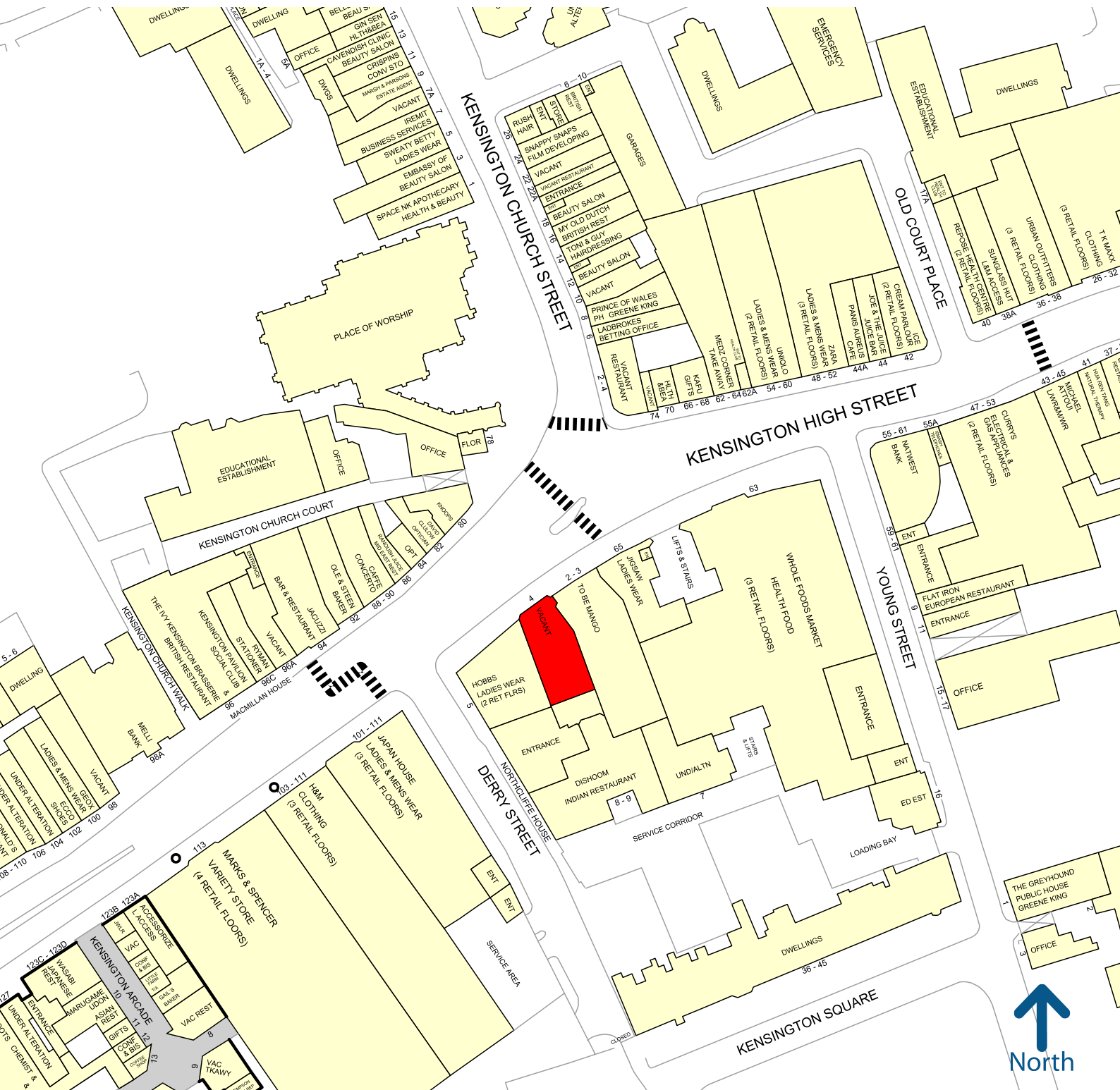
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**MISREPRESENTATION ACT 1967 & PROPERTY MISEDSCRIPTIONS ACT 1991**

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Regulated by the Royal Institution of Chartered Surveyors.

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