



276-280

**KENSINGTON
HIGH STREET**

LONDON | W8 6ND

**PROMINENT CORNER
RETAIL / RESTAURANT
OPPORTUNITY**

3,392 Sq ft / 315.12 Sq m

LOCATION

The property is on the north side of Kensington High Street in an area renowned for high quality shops and restaurants. Nearby occupiers include Gail's, Jeroboams, La Piccola Deli, La Bakery, Hagen, Megan's, Ted's Grooming Room, Waitrose, Holland Bark Club, and Personal Bikefit.

High Street Kensington underground station (Circle & District lines) is within a few minutes' walk. Also nearby is The Design Museum, Holland Park and Kensington Olympia.

ACCOMMODATION

The unit is arranged over ground floor and basement. The approximate gross internal areas are as follows:-

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
Ground	1,747	162.30
Basement	1,645	152.82
Total	3,392	315.12

PAVEMENT LICENCE

Potential for 10 tables and 20 chairs on the Melbury Road frontage. Placement of 5 tables and 10 chairs on the Kensington High Street frontage, between 9am and 10pm on Mondays to Sundays.

VIEWINGS

For further information or to arrange a viewing please contact:-

Ian Simpson

T: +44 (0)20 7581 9722

ian@milescommercial.co.uk

Emily Hole

T: +44 (0)20 7581 9722

emily@milescommercial.co.uk



HOLLAND GREEN QUARTER

Holland Park is one of the most scenic and affluent corners of London and is home to some of the capital's most visited attractions.

Just a short walk from Holland Park, on the north side of Kensington High Street, is Holland Green Quarter which includes two parades totalling 25 retail units. A high-end, vibrant mix of artisan and independently owned occupiers appeal to both the neighbouring residents as well as visitors to the area.

Nearby is The Kensington development, which will provide two high quality cinemas.

NEARBY ATTRACTIONS

- Design Museum
- Leighton House Museum
- Kensington Palace
- Royal Albert Hall
- Natural History Museum
- Victoria & Albert Museum
- Harrods
- Holland Green Park

NEARBY OCCUPIERS

GAIL'S



JEROBOAMS
LONDON'S LOCAL WINE MERCHANT

Hagen

Waitrose

megan's

TED BAKER
LONDON

Ted's Grooming Room

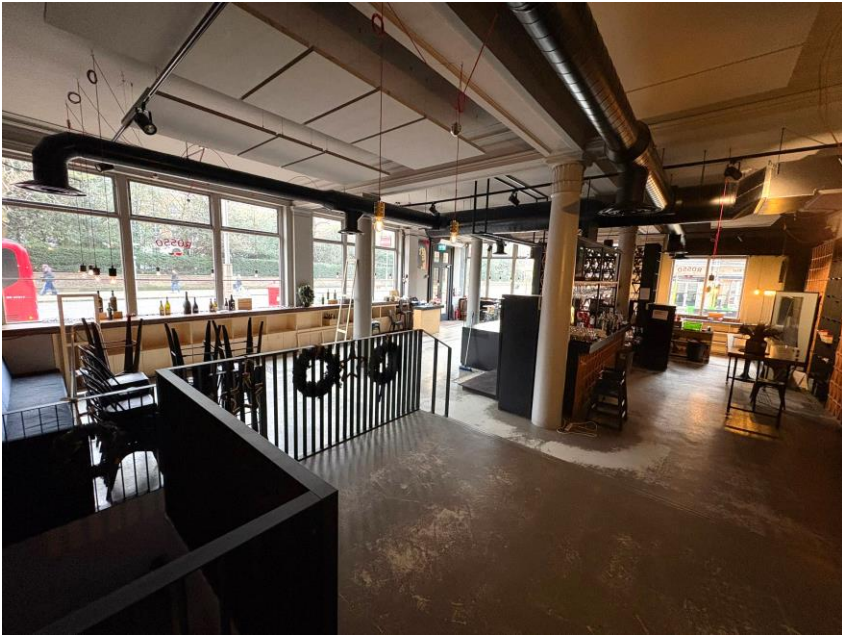
Burger & lobster

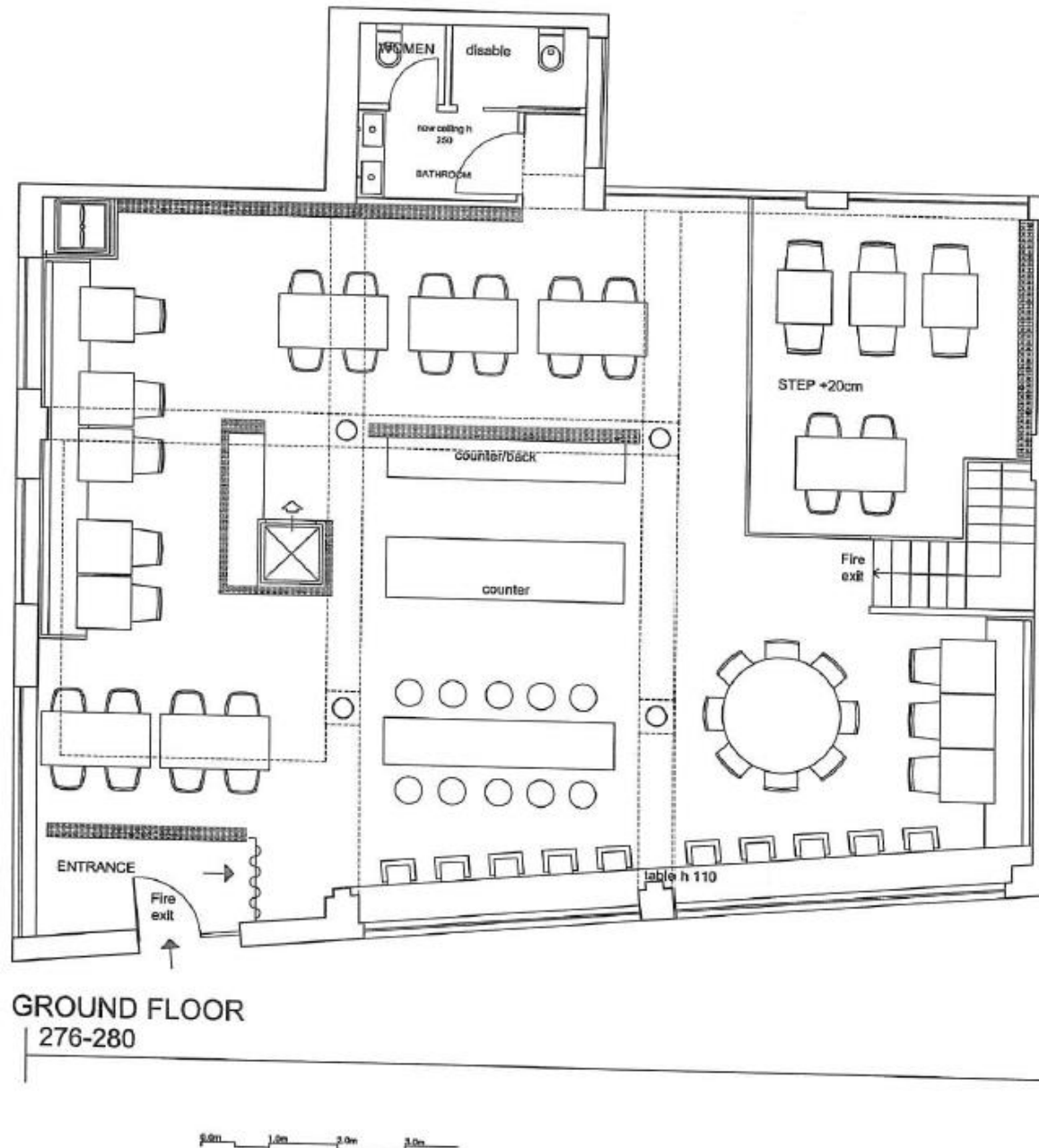
HOLLAND BARK CLUB

HENRY HALLPIKE

CASS
ART
EST.1984

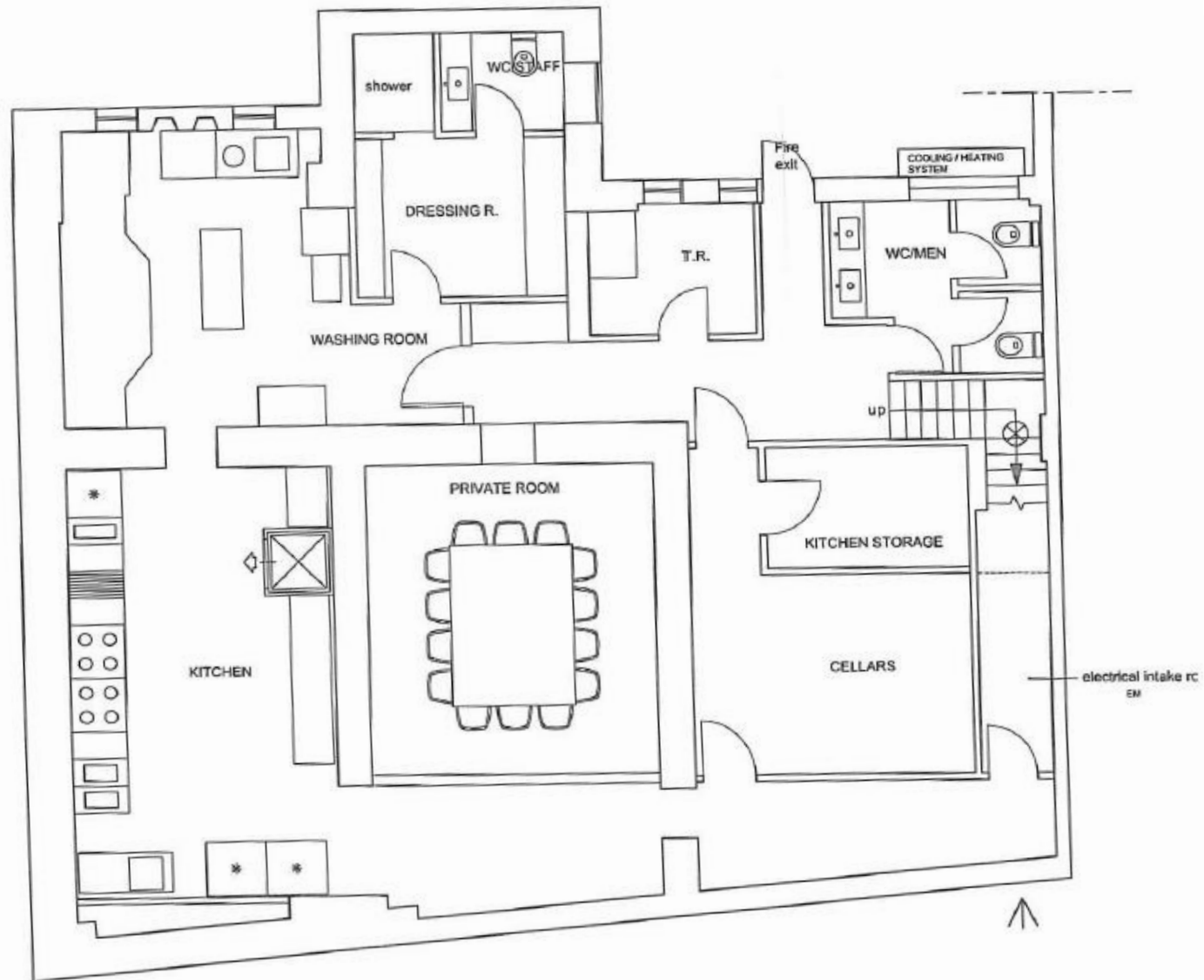
labakery
COFFEE & DELI





GROUND FLOOR
 276-280

(All floor plans are for identification purposes only and not drawn to scale.)



BASEMENT
276-280

