

KENSINGTON RETAIL/RESTAURANT/LEISURE - TO LET - 2,000 SQFT

1E Palace Gate

Kensington, W8



Savills London

33 Margaret
Street London
W1G 0JD

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Location

The property is located at the northern end of Palace Gate, at the junction with Kensington High Street, directly opposite the southern entrance to Kensington Gardens, which is part of Hyde Park and attracts a huge number of visitors daily thanks to its historic monuments and Kensington Palace.

Nearby operators include **COLICCI Café**, **Luba's Green Hut Café**, fine dining **Indian Zaika Cheval Thorney Court Hotel**, and **60 Hyde Park Gate Hotel**.

Accommodation

The approximate areas are as followed:

Ground Floor:	686 sq ft	63.7 sq m
Basement:	1,021 sq ft	94.9 sq m
Mezzanine:	304 sq ft	28.2 sq m
Total:	2,011 sq ft	186.8 sq m
External Terrace:	Not Measured	

The property is double-fronted and benefits from a small outside terrace. It's arranged over three floors and is currently fully fitted as a restaurant. The ground floor features a small bar and dining room, while the mezzanine level also includes a dining area. The basement houses the toilets, kitchen, and a private dining room/bar area. A dumbwaiter is installed, serving the basement, ground floor, and mezzanine.



Viewing & further information

Strictly by prior arrangement only with:

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Rent

£90,000 per annum

Tenure

A new lease to be granted on terms to be agreed, outside of the Landlord & Tenant Act 1954 and subject to an upward only rent review at each 5th year.

Rates

The current rateable value is £79,000

Planning and Licencing

The property benefits from Class E Planning Consent.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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