

**RAPLEYS**

## LONG LEASEHOLD FOR SALE/MAY LET Prime Vehicle Showroom

rapleys.com  
**0370 777 6292**

375 Kensington High Street,  
London W14 8QA

CONTACT **Daniel Cook**  
07795 660259 | [daniel.cook@rapleys.com](mailto:daniel.cook@rapleys.com)  
**Mike Bumford**  
07788 412168 | [michael.bumford@rapleys.com](mailto:michael.bumford@rapleys.com)



Prime Vehicle Showroom  
Highly affluent surrounding

999 year lease for sale  
88.07 sq m (948 sq ft)

Sui Generis use, alternative  
uses may be considered,  
subject to planning

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### Location

The property sits at the western end of the A315 Kensington High Street, at the intersection with the A320 Holland Road, 2 miles west of Central London. The London Olympia Exhibition Centre lies a short distance west.

The surrounding area comprises a mix of affluent residential apartments and commercial/retail occupiers including **Hare & Tortoise**, the **Hilton Hotel** London Olympia directly opposite, **Leyland SDM**, a **Sainsbury's Local** convenience store and **Screwfix**.

### Description

The property comprises a corner showroom, fitted to a high standard with a polished tiled floor, solid ceiling with spot lighting and ceiling mounted air conditioning units. There is also a WC and storeroom/kitchenette at the rear.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom/ancillary	88.07	948

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Long Leasehold For Sale.

The lease is 999 years from 2018 with a current ground rent payable of £500 per annum and service charge of £4,250 per annum.

### Terms

Offers invited.





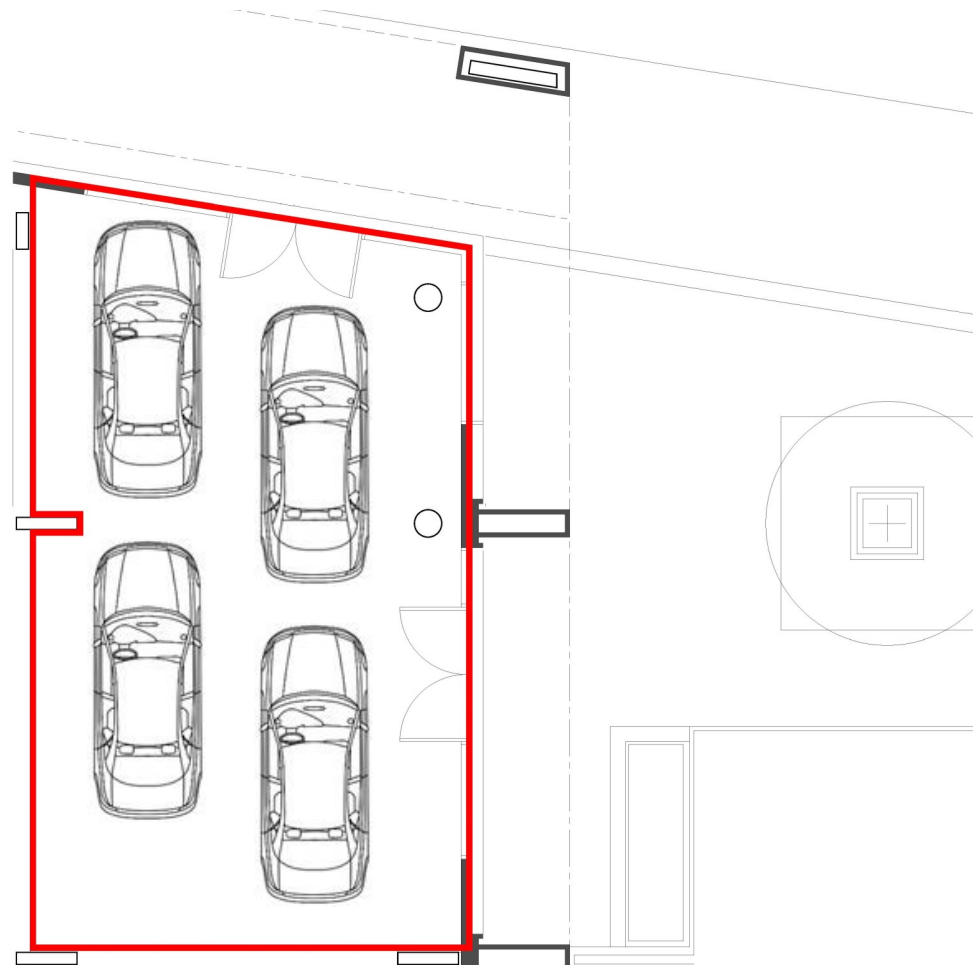
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### Rating

We are advised that the Rateable Value for the property is £48,500 and the UBR for 2021/22 is 51.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](https://www.gov.uk/government/organisations/hm-revenue-and-customs).

### Energy Performance

Energy Performance Asset Rating: C.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly via appointment with the sole agents.

