

## TO LET Prime Automotive Showroom

383 Kensington High Street  
London W14 8QA



### Contact

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## Location

The property sits at the western end of the A315 Kensington High Street, close to the intersection with the A3320 Holland Road approximately 2 miles to the west of Central London.

There are a number of significant draws to the area including the recently opened Koenigsegg showroom adjoining and the Indian Motorcycle Brand Centre opposite. Nearby is London Olympia, a substantial events venue which is in the process of being redeveloped ready to receive up to 12 million annual visits by 2026

The showroom is on the ground floor below a high-quality residential scheme with nearby occupiers including Hilton Hotel, Sainsburys and Screwfix.

## Description

The property comprises a showroom which will be finished to a high standard including new floor with suspended ceiling and lighting and air conditioning. The showroom area is dominated by a large former Cocktail bar which can be converted to an impressive reception desk.

WC facilities, kitchen and server room are situated to the rear. There is the potential to install a mezzanine in part to provide additional floorspace if required.

Additionally, our client can also provide an underground car park of up to 100 parking spaces, which also includes a pair of secure valeting bays.

## Energy Performance Rating

Energy Performance Asset Rating – C

## Tenure

Leasehold

## Terms

Available on a new lease on terms to be agreed. Car parking available by separate negotiation.

## VAT

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

- Prime showroom in internationally renowned area
- Affluent surroundings next to Koenigsegg London
- Potential for mezzanine floor.
- Vehicle showroom consent with potential for other uses subject to planning
- Potential to provide underground secure parking to support site



### Accommodation

The property comprise the following approximate floor areas:-

|                    | Sq m             | Sq ft |
|--------------------|------------------|-------|
| Ground floor       | 243              | 2,617 |
| Additional Parking | Up to 100 Spaces |       |

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.

### Rating

We are advised that the Rateable Value for the property is £109,000.

The UBR for 2024/25 is 54.6p 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 at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

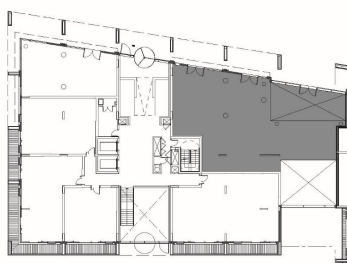
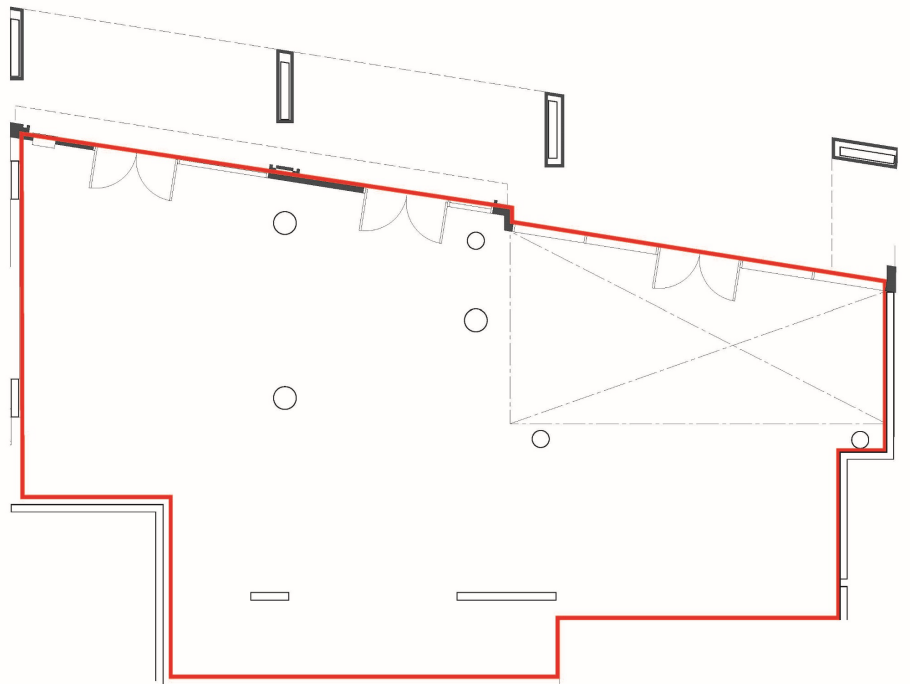
### Viewing

Strictly via the sole letting agent only.

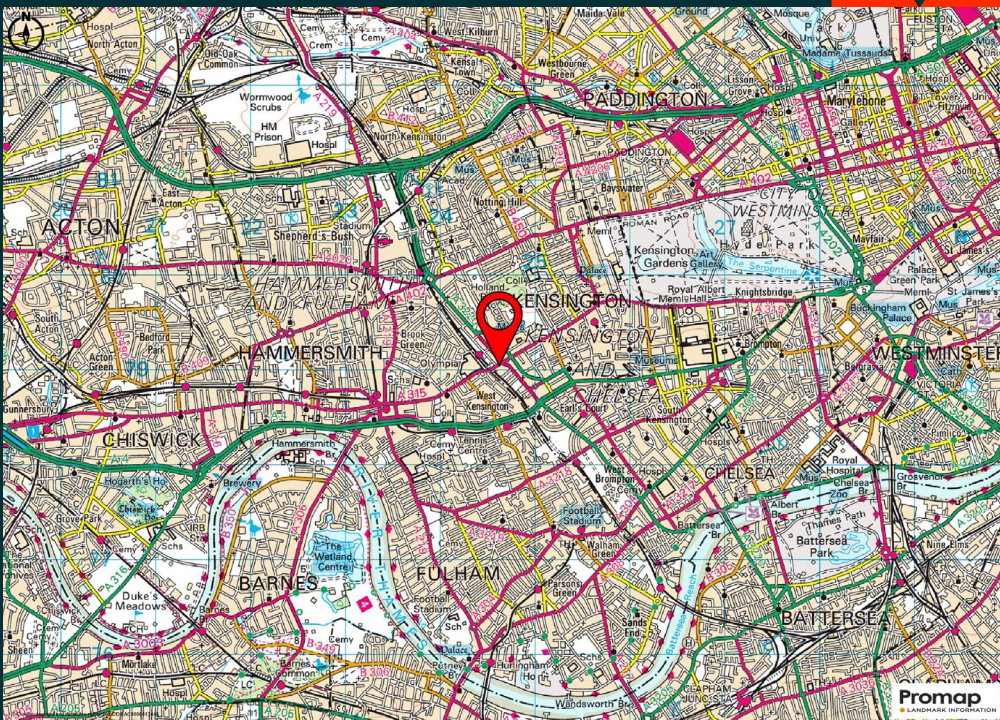
Total Site Area

2,617 Sq Ft

**243** Sq M



Level 01



For further details contact:  
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