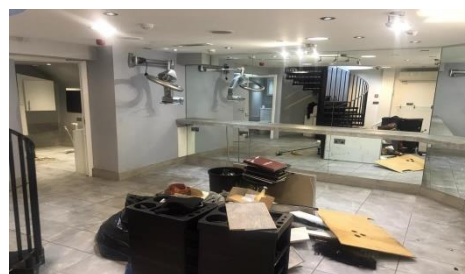
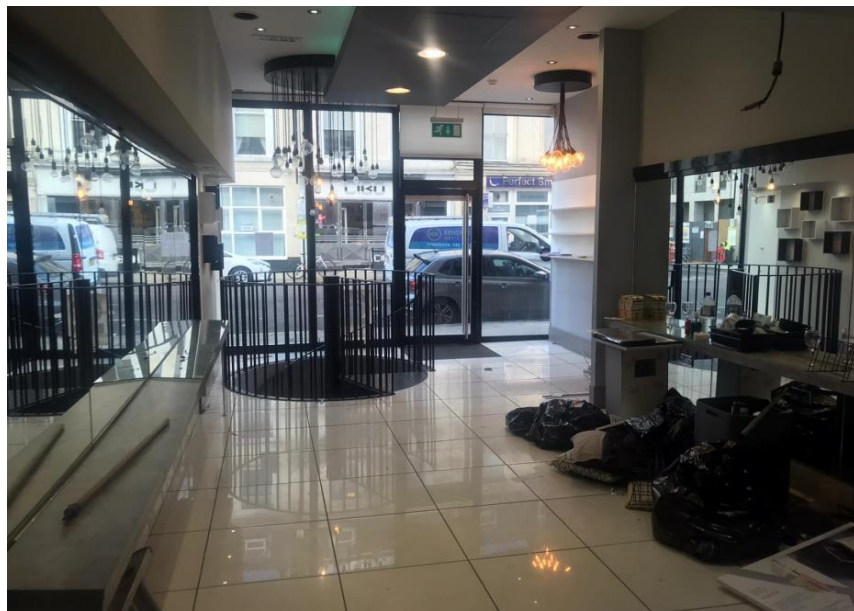




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A1 Shop – Ground & Lower Ground Floors
9 Russell Gardens, Kensington (Olympia), London W14 8EZ



Location:

This is a well established commercial property in the heart of Kensington (Olympia). This attractive property is situated on the south side of Russell Gardens in an area that borders Holland Park, West Kensington, Hammersmith and Shepherds Bush. A range of services neighbour the property including restaurants, dry cleaners and an embassy.

The property occupies a prominent position on the South side of Russell Gardens close to the junction with Holland Road (A3220). Kensington Olympia over-ground and underground station (District line) which is within 5 minutes walk away and Shepherds Bush underground station (Central line) is within 10 minutes walk away and numerous bus routes pass nearby the premises. The A4, which is less than a 10 minute drive from the property, provides access to the West End (3 miles), and Heathrow Airport (15 miles).

Description:

This commercial unit is arranged over the ground and lower ground floors of a traditional brick building. The property has been recently used as a hair salon and includes a kitchen, WC and a mezzanine storage area.

The property covers approximately 880 ft² (81.79 m²) with an approximately 14 ft 11" (4.54 m) frontage the property takes up a prominent location on Russell Gardens.

Ground Floor: Measuring approximately 427 ft² (39.70 m²). Superbly fitted out to a very high standard offering a sizable mezzanine storage area and is air-conditioned.

Lower Ground Floor: Measuring 453 ft² (42.09 m²). Fully fitted to a high standard and is air-conditioned with a kitchen space and toilet.

EPC Band: C

There are three residential floors above the ground floor, residential units on the ground floor and further residential units on the lower ground floor which are not included in this commercial unit and have their own separate entrance.



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Planning and Development:

The premises currently have A1 use making them suitable for a shop.

The local planning authority is The Royal Borough of Kensington and Chelsea. e-mail: planning@rbkc.gov.uk

Area: Approximate gross total: 880 ft² / 81.79 m²

Lease: Negotiable new lease (no premium)

Rent: £ 25,000 per annum exclusive

Business Rates payable: Approximately £5,892 per annum (2019)

Rateable Value: £12,000 (Premises qualifies for small business rates relief)

Viewings:

Through the vendor's agent: Colet Estates
T: 020 7603 5959
E: info@coletestates.com
A: 91 Hammersmith Road, Kensington, London W14 0QH, UK

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