SHOP TO LET
Kiosk at West Kensington Station, London W14

Location
West Kensington Underground station is situated in the London borough of Hammersmith and Fulham, West London on the border of Kensington & Chelsea. It is in Zone 2 between Barons Court and Earls Court on the district line. It is in close proximity to a highly built up residential areas as well as numerous pubs and bars in the area. Olympia Exhibition Centre and Queen’s Tennis Club are within walking distance.

Description
The subject unit is a kiosk situated in a prominent location in the ticket hall. The unit is visible when both entering and exiting the station. The kiosk is the only retail opportunity within the station, and therefore provides a great opportunity for a local or independent operator in an affluent area, suitable for newsagent type operator or other dry uses. The unit has no water or drainage.

Lease
The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break, incorporating a rent review in year 3.

Rent
Rent payable to be in excess of £16,500 per annum net of VAT, and will be exclusive or rates and service charge.

Accommodation

| Total  | 39.45 sq ft | 3.66 sq m |

EPC
An EPC has been requested from the landlord and will be provided in due course.

Rates
Interest parties are advised to check with the local council with regards to business rates.

Legal Costs
Each party is to be responsible for their own legal costs.

Service Charge
The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

Offers and Deadline
Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is the 6th April 2018.
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(i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.

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