

New lease/freehold available - A3 use - Other uses considered - Totally refurbished

8 Russell Gardens, Holland Park London, W14 8EZ



LOCATION:

This exceptional property is ideally located on the southern side of Russell Gardens, close to Kensington High Street, and a short walk from both Kensington Olympia and Shepherds Bush tube stations. *Click here* for link to Google maps.

Nearby occupiers include **Cibo Italian, Alounak Kensington, Ricco Lounge, Kensington Physio, Aveda Coffee** and **Oriental Kitchen**.

TERMS:

New lease or freehold available.

RENT/PRICE:

£34,000 per annum exclusive. Freehold price on application.

ACCOMMODATION:

The unit is arranged over ground floor and lower ground floor comprising the following approximate net internal floor areas:

Ground Floor: 573 sq ft (53.23 sq m)

Lower Ground Floor: 709 sq ft (65.86 sq m)

For virtual tour *click here*.

USE:

The property benefits from A3 consent with permitted use to A2 and A1.

LEGAL COSTS:

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

EPC:

Available on request.

RATES:

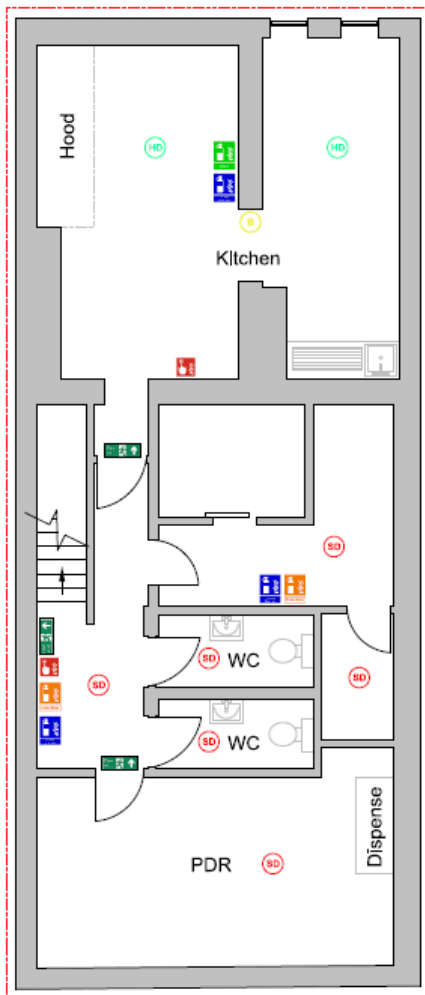
Rates Payable of £8,832 - the property will benefit from 100% rates relief for the full tax year 2020/21.

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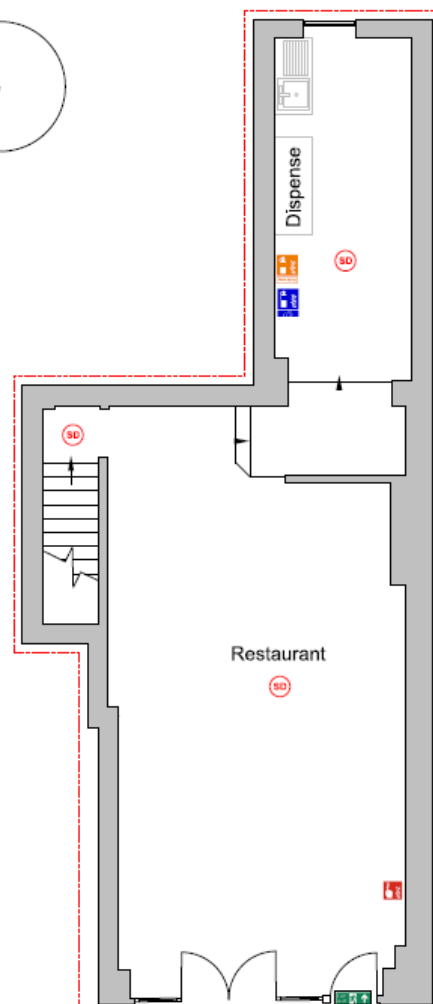
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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

- **Totally refurbished in 2020**
- **3-phase electric power**
- **New boiler/electrics/heating**
- **Air conditioning**
- **Alcohol licence**
- **Retractable doors**
- **External seating area**
- **Dumbwaiter**
- **Professional kitchen with extraction & cold room**
- **Wireless speakers**
- **2 x WC's**



Lower Ground Floor



Ground Floor

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