

# Lot 9

£228,420 per annum  
(plus part vacant  
offices and planning for  
residential)

## 84-86 Kensington High Street, Kensington, London W8 4SG

Freehold Retail and Office Investment with Asset Management Opportunities and Planning to Convert Upper Floors to Residential



View down Kensington Church Court from rear of property

## Tenancy and accommodation

	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
84	Ground Basement	Retail Ancillary	49.50 sq m 22.90 sq m	(533 sq ft) (246 sq ft)	OM ERIN LIMITED t/a Bromptons Opticians	10 years from 18/08/2010 until 17/08/2020 (1)	£85,000	
	First Second	Office Office	38.37 sq m 36.42 sq m	(413 sq ft) (392 sq ft)	VACANT	-	-	
	Third	Office	34.47 sq m	(371 sq ft)	MOSS PROPERTY LETTINGS LIMITED	10 years from 14/12/2012 until 13/12/2022	£14,000	12/12/2022
86	Ground Basement	Retail Ancillary	62.80 sq m 26.00 sq m	(676 sq ft) (280 sq ft)	SUCKERS LIMITED t/a Ranoush Juice	10 years from 13/04/2013 until 12/04/2023	£105,000	13/03/2023
	First	Office	25.92 sq m	(279 sq ft)	VACANT	-	-	
	Second Third	Office Office	29.54 sq m 30.84 sq m	(318 sq ft) (332 sq ft)	MARVEN LIMITED	6 months from 01/06/2021 until 30/11/2021 (2) (held on two co-terminus licences)	£24,420 (2)	
<b>Total</b>			<b>356.76 sq m</b>	<b>(3,840 sq ft)</b> <b>(3)</b>			<b>£228,420</b>	

(1) The tenant has served a S26 notice for a new lease at £70,000 pa. Please see legal pack.

(2) Annual Equivalent Rent.

(3) The approximate floor areas stated above are existing floor areas. The planning permission granted in November 2020 will allow for the first floor of 84/86 to be extended to approximately 1,292 sq ft; the second floor of 84/86 to approximately 1,198 sq ft and the third floor of 84/86 to approximately 1,223 sq ft. There is potential to combine the two shops by removing the staircase at 84 Kensington High Street, resulting in a larger ground floor/basement area.

### Energy Performance Certificates

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Planning

Planning Permission was granted on 24/11/2020 for change of use of the second and third floors to residential (2 x 1 bed and 2 x 2 bed flats), as well as rear extensions and alterations to the first floor offices. Ref: PP/20/04500 on the Royal Borough of Kensington and Chelsea planning portal at [www.rbkc.gov.uk](http://www.rbkc.gov.uk).

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### Key Details

- Two shops with three floors of offices above, separately accessed from Kensington Church Court and from Kensington High Street
- Planning permission granted in November 2020 to convert second/third floors from offices to residential (2 x 1 bed and 2 x 2 bed flats) and to extend offices at first floor
- Various asset management opportunities including change of use & extension of upper floors, lease renewal negotiations, and possible amalgamation of the two shops (subject to leases and consents)
- Highly prestigious Central London location approximately 100 metres from High Street Kensington Underground and close to The Ivy Brasserie, Ole & Steen as well as Marks & Spencer, H&M, Zara, Uniqlo and Whole Foods Market

### Location

**Miles:** 0.2 miles from Kensington Gardens and Kensington Palace

**Rail:** High Street Kensington Underground (Circle & District Lines, 100m)

**Air:** London Heathrow

### Situation

Kensington is a highly affluent and well-known district in the Royal Borough of Kensington and Chelsea. The property is located in the heart of the commercial centre of Kensington, on the north side of Kensington High Street, close to its junction with Kensington Church Street, Kensington Gardens and Hyde Park, and approximately 100m east of High Street Kensington Underground Station (Circle & District Lines). Nearby occupiers on Kensington High Street include The Ivy, Ole & Steen, Hobbs, H&M, Marks & Spencer and Whole Foods Market.

### Description

The property comprises two shops arranged on the ground floor and basement with separately accessed offices above on the first, second and third floors accessed from Kensington Church Walk, a charming mainly residential street between Kensington High Street and Holland Street. The upper parts of No. 84 are currently accessed from Kensington High Street.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

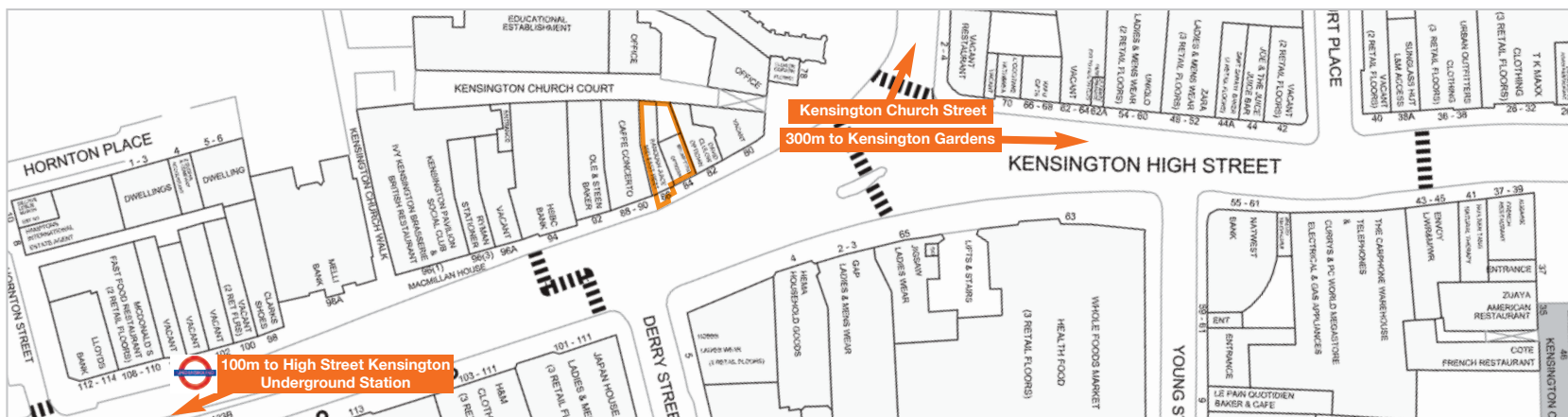
### Six Week Completion



Entrance into Kensington Church Court



Rear entrance of 86 Kensington High Street



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