



# To let

Retail Kiosk, West Kensington Station  
W14 9NL



West Kensington Underground Stations is situated on the District Line within zone 2 of the Transport for London network between Barons Court and Earls Court Underground Stations and benefits from 3.7 million passengers per year. The Station sits on the junction of the North End Road (B317) and West Cromwell Road (A4) which links directly into central London.

West Kensington Station is within the London Borough of Hammersmith and Fulham which has strong domestic and commuter population. In addition to this the stations acts as a key transport connection for local attractions such as the Olympia Exhibition Centre and The Queen's Club.

## Zone 2

District Line Underground station

## 3.7 million

Annual Station Footfall



**Description:**

The unit is a simple configuration secured by an entrance on the right-hand side and three roller shutters. The interior is partially stripped out with a counter, shelving, and cupboards in situ.

**Unit Size:**

Ground/Total                      3.66 sq m / 39 sq ft

**Services:**

Power. There is NO water or drainage.

**Usage:**

Retail.

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

**Rent:**

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

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

**Offers:**

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

**ALL ENQUIRIES:**

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