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# KENSINGTON

## 29 Gloucester Arcade

### Location

The unit is located towards the front of Gloucester Arcade's main entrance fronting Cromwell Road adjacent to Garfunkles. Gloucester Arcade is prominently located on the Cromwell Road / Gloucester Road junction and encompasses Gloucester Road tube station. Nearby retailers include **Tesco**, **Waitrose**, **ASK** and **Boots**.

### Accommodation

The unit consists ground floor lock up accommodation comprising the following approximate net internal area:

Ground Floor Sales	263 sq ft	24.3 sq m
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### Lease

The property is available by way of a new flexible full repairing and insuring lease for a term to be agreed subject to 5 yearly rent review provisions.

### Rent

**£30,000 per annum** exclusive of rates and VAT.

### Service Charge

Annual service charge for 2009 is £2,992.43.

### Business Rates

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	£19,250
UBR 2009/2010	48.5p
Rates Payable	£9.336

We recommend interested parties should make their own enquiries via the Local Rating Authority.

### Legal Costs

Each party to bear their own legal costs incurred in connection with this transaction.

### Viewing

Strictly by appointment via sole letting agents Knight Frank LLP:

Adam Martin 020 7861 1188  
adam.martin@knightfrank.com

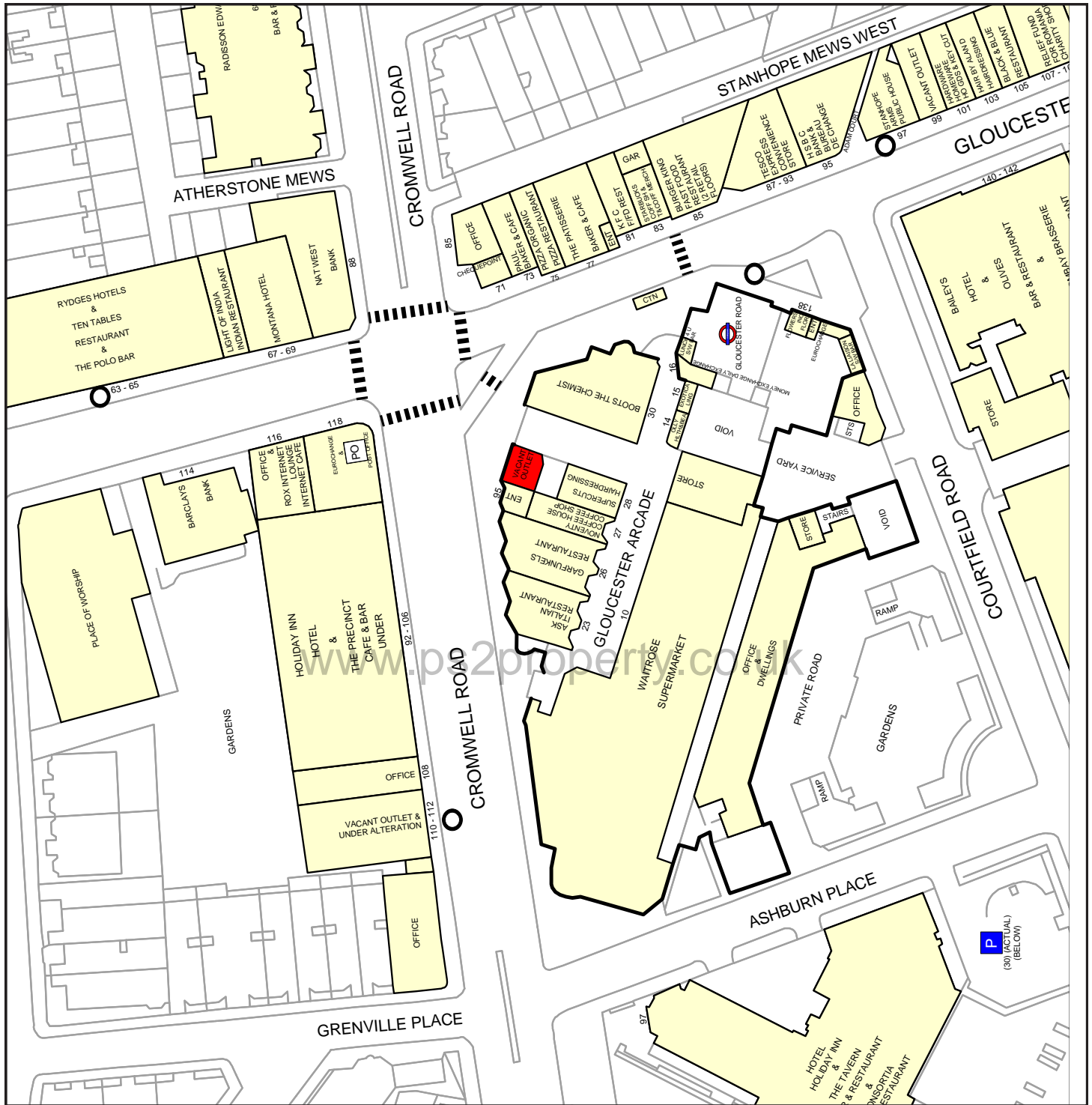
Calum Ewing 020 7861 1570  
calum.ewing@knightfrank.com

**55 Baker Street, London W1U 8AN**  
email: [retail@knightfrank.com](mailto:retail@knightfrank.com)

**020 7629 8171**

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Details and photo dated April 2009