

WRIGHTS LANE

KENSINGTON HIGH STREET

RESTAURANT OPPORTUNITY
AVAILABLE NOW

Distrkt.





CGI view from Wrights Lane

NEW F&B OPPORTUNITY

New restaurant with large frontage and covered outdoor seating in an established neighbourhood.

A desirable, well-connected location on Wrights Lane and visible from Kensington High Street.

The restaurant benefits from direct access from High Street Kensington tube station and is adjacent to 95,000 sq ft of new office space. Wrights Lane has high footfall whilst offering the opportunity for an intimate dining experience.



View of outside seating onto Wrights Lane

17M
TOTAL FOOTFALL
THROUGH
ARCADES AND
TUBE EXIT

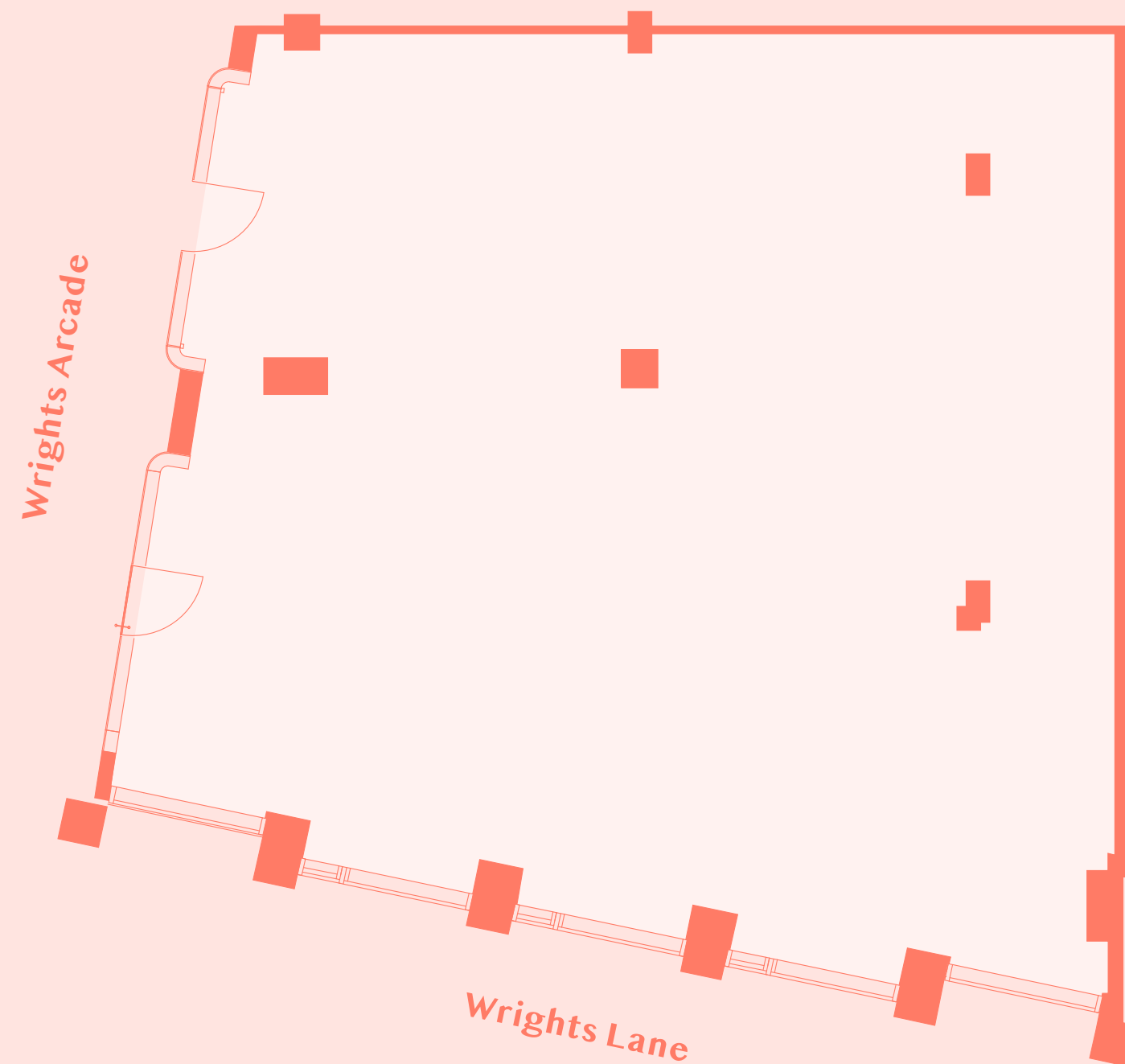
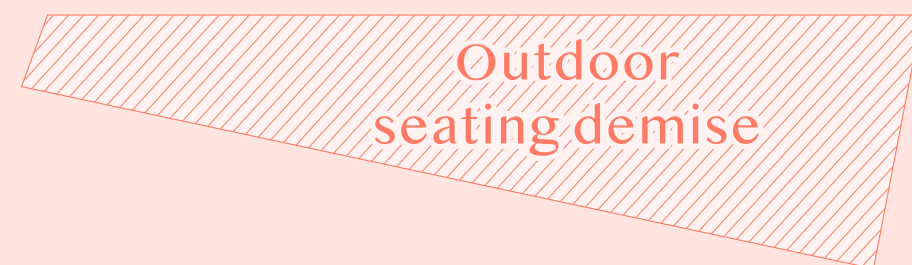
(KA 2023)

23K
OFFICE
WORKERS
WITHIN 0.5M

75%
LOCAL RESIDENTS
CITY
SOPHISTICATES

68%
INCREASE
IN FOOTFALL
YEAR ON YEAR

(KA 2022)



LEASE

A new lease for a term to be agreed outside the Landlord & Tenant Act 1954 with upward only 5 yearly rent reviews.

RENT

Upon application.

TIMING

Available now.

OUTDOOR SEATING

Outdoor seating area to be licenced under separate agreement.

EXTRACTION

Reco-Air

EPC

Available upon request.

SERVICE CHARGE & INSURANCE

2023 C. £9.15 per sq ft pa.

BUSINESS RATES

Available upon request.



UNIT 1

NIA 2,565 SQ FT / 238.3 SQ M

OUTDOOR SEATING DEMISE
270 SQ FT / 25 SQ M

A corner restaurant unit offering street views and covered outdoor seating area fronting Wrights Lane, close to the junction with Kensington High Street.





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