

Royal Brompton Hospital Draft SPD

Affordable Retail Study

February 2014



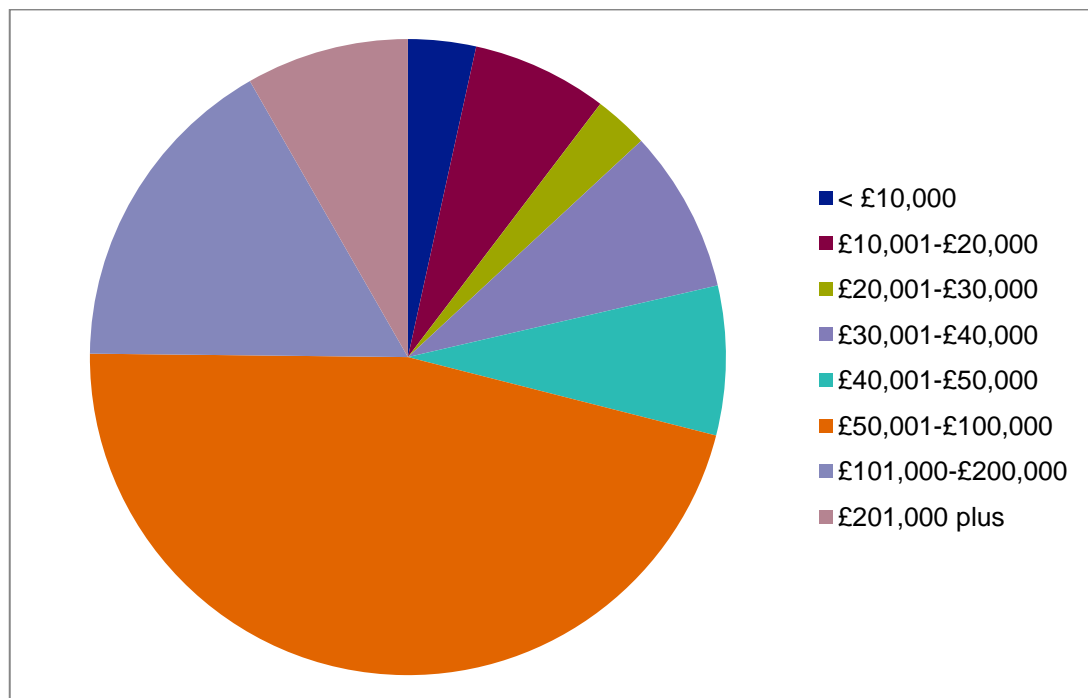
THE ROYAL BOROUGH OF
KENSINGTON
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London Small Shops Study 2010¹ provides guidance on assessing the need for affordable shops. This study suggests that for a small independent business an affordable retail rent is one of £50,000 or less, although affordability will vary between centres and in locations where footfall is low may be less than £25,000 pa. Clearly footfall in King's Road relatively high so an affordable rent in King's Road would be closer to £50,000.

Assessment of rateable values² in Sydney Street and the central section of King's Road (138-348), which are the VOA's assessment of market rents, shows that nearly 30% of units have a rateable value of less than £50,000, indicating that affordable rents are available in the area.

However, all but two of the most affordable units with rateable values of £20,000 or less are located in Sydney Street, and nine of these 15 units would be lost in redevelopment of 125-135 Sydney Street.

Rateable value of retail units in Sydney Street and central King's Road



¹ <http://www.london.gov.uk/shaping-london/london-plan/docs/london-small-shops-study.pdf>

² Rateable value represents the open market annual rental value of a business/ non-domestic property.