



James ashley
commercial
property consultants

174 Earls Court Road | Earls Court | London | SW5 9QQ
PRIME RESTAURANT TO LET

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- ground floor & basement
- 61.78 m² (665 ft²) approx.
- new lease available
- extraction flue to both floors
- rent: £55,000 per annum
- landlord to refurbish

DESCRIPTION

Mid terrace shop with basement, previously used as a pizza restaurant. The basement is accessed via a rear internal staircase and arranged as a WC/shower room, walk in fridge, kitchen with access to the external flue, store room and fire exit. The landlord is currently looking into increasing the ceiling height throughout the ground floor.

We understand that the premises have an 'E' Use Class, which includes; restaurant, retail, leisure, medical and office. Alternative uses will be considered - subject to planning.

LOCATION

Situated in a prime position on Earls Court Road (A3220), between Nevern Place and Longridge Road, in the centre of Earls Court.

Neighbouring occupiers include; Taco Bell, Robert Dyas, William Hill, Franco Manca, Holland & Barrett, Vodaphone, Zizzi, Nandos, McDonalds, KFC, Co-Op, Caffè Nero, Paul, Pret, Burger King, Boots, Oddbins, Oxfam, Sainsburys and M & S Foodhall, together with a good mix of other independent and local traders.

Earls Court Underground (District & Piccadilly lines) station is within walking distance, providing services to Barking, Ealing Broadway, Edgware Road, Olympia, Richmond, Tower Hill, Upminster, Wimbledon, Acton Town, Arnos Grove, Cockfosters, Heathrow Airport, Northfields and Oakwood. There are also various buses serving the area located on Earls Court Road.

ACCOMMODATION

Ground floor	34.47 m ²	371 ft ²	
Basement	27.31 m ²	294 ft ²	
TOTAL	61.78 m²	665 ft²	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £29,750. Contact Kensington & Chelsea Council on 020 7361 2828 to confirm what amount is actually payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

Ashley Brudenell or James Stefanopoulos



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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