

PRIME SHOP LEASE AVAILABLE

LONDON

198 Earls Court Road, SW5 9QF

brasier
freeth
CHARTERED SURVEYORS



Location

Occupying a prominent position on Earls Court Road close to Earls Court Underground Station. Nearby retailers include **Ryman, McDonalds, Co-operative Food, Nando's, Holland & Barrett, Rush** and **Zizzi**.

Description

The property is arranged over ground floor only and split between retail sales and rear ancillary accommodation.

Accommodation

The property has the following approximate dimensions and floor areas:-

Gross Frontage	6.13 m	20 ft 1 ins
Internal Width	5.40 m	17 ft 8 ins
Internal Depth	16.23 m	53 ft 3 ins
Ground Floor Sales	87.88 sq m	946 sq ft
Ground Floor Ancillary	45.05 sq m	485 sq ft
Total	132.93 sq m	1,431 sq ft

Lease

Held on an effectively FRI lease expiring March 2026 with a rent review in March 2021 and tenant break clause in March 2022 upon 6 months prior notice. The lease is contracted outside the Landlord & Tenant Act 1954.

- Staff unaware
- A1 food use
- Close proximity to Earls Court Station
- Prominent High Street location

Rent

£116,250 per annum exclusive plus VAT (if applicable).

Terms

Offers invited.

EPC

Details available upon request. Rating C-58.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £128,000.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, Royal Borough of Kensington and Chelsea – 020 7361 3000.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

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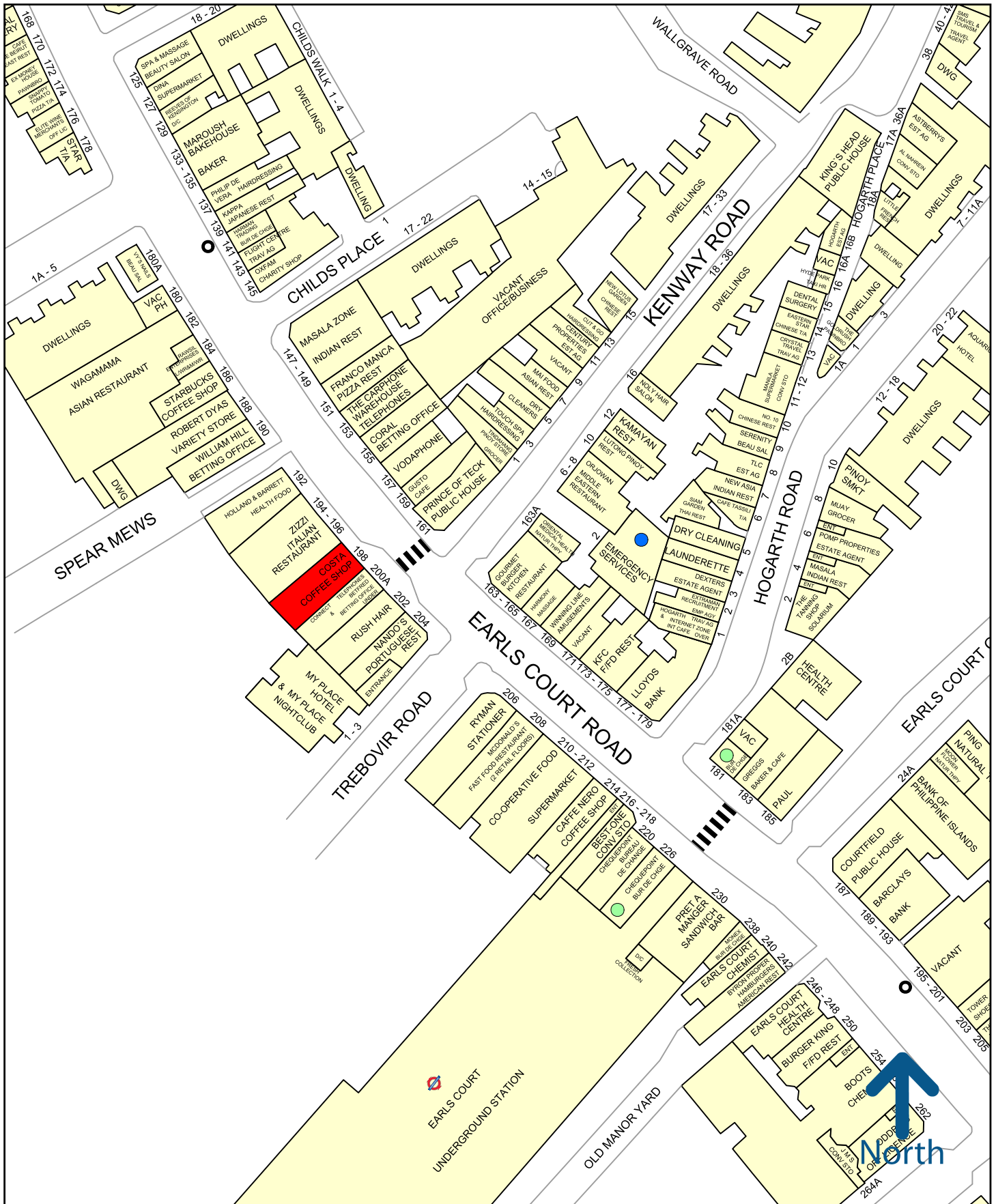
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



50 metres

Experian Goad Plan Created: 12/09/2018

Created By: Brasier Freeth



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