



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

■ 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

■ Rent

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

■ 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.

■ 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 2021 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.

VIEWINGS - Strictly by appointment

brasierfreeth.com

Anthony Appleby

020 3828 8531

anthony.appleby@brasierfreeth.com

Mark Segal

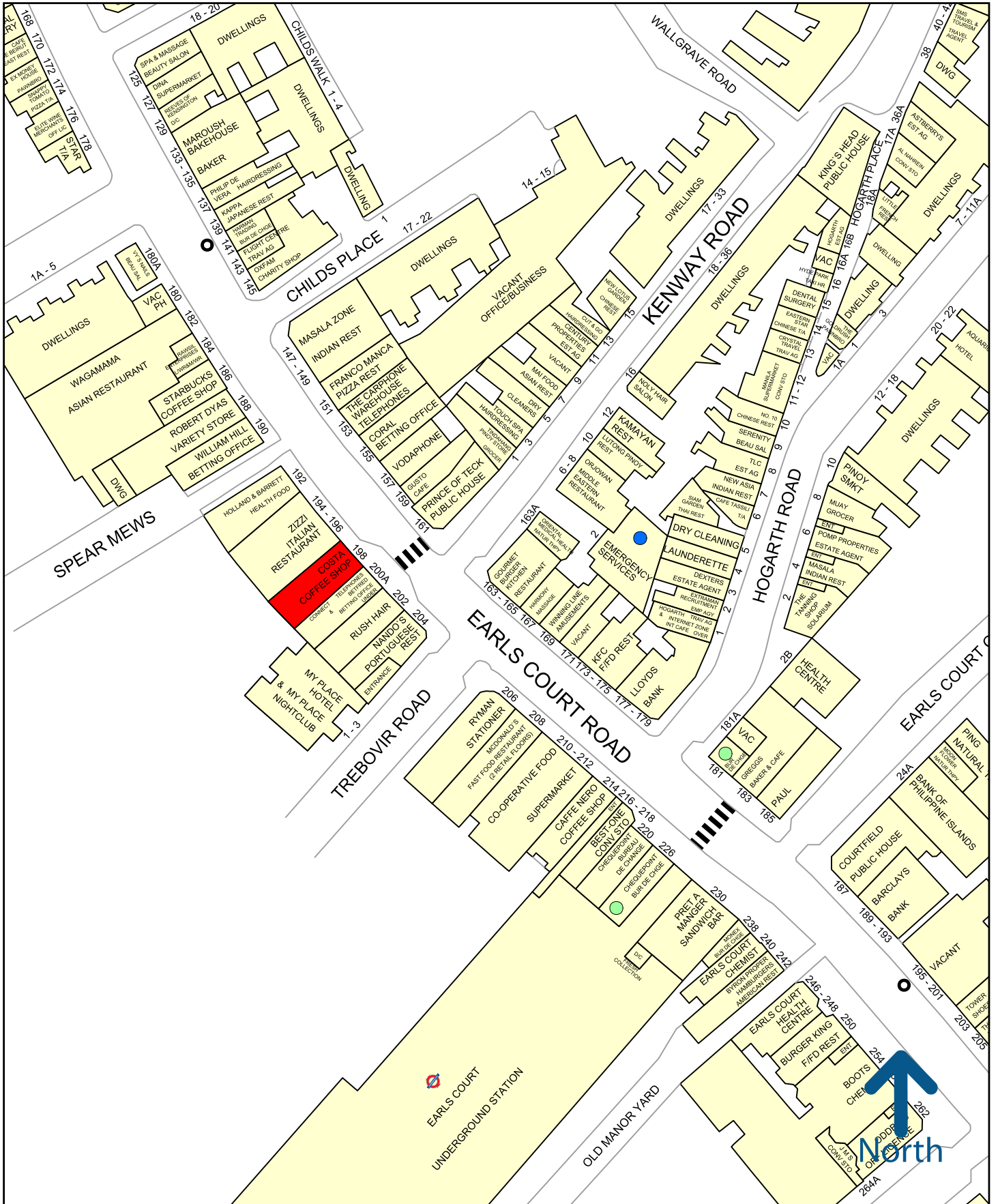
020 3828 8537

mark.segal@brasierfreeth.com

Connor Crabb

020 3828 8539

connor.crabb@brasierfreeth.com



50 metres

Experian Goad Plan Created: 12/09/2018
Created By: Brasier Freeth

