

Earls Court Road SW5

Class E shop to let- no premium

Ground floor sales 504 sq ft Basement sales 398 sq ft



Ground floor and basement, 137 Earls Court Road, London SW5 9RH

Situation & Location

The property is situated on the the eastern side of **Earls Court Road**, close to the junction with **Childs Place**. Numerous national retail and food business are represented including **Maroush** (adjacent), **Jollibee** (opposite) and nearby **Masala Zone** and **Franco Manca**. Earls Court underground is served by the Piccadilly and District Lines. Please see Goad traders plan below.

Description & Accommodation

The property comprises a self-contained ground floor and basement retail unit providing the following approximate floor areas:-

Internal Width	9' 8" 2.94 m	Shop Depth	58' 7" 17.9 m
Ground floor sales	504 sq ft 47 sq m		
Basement sales	398 sq ft 37 sq m	plus WC	
Basement kitchen	89 sq ft 8.3 sq m		

Rent £39,500 per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term of 10 years, inside the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 75 Band C

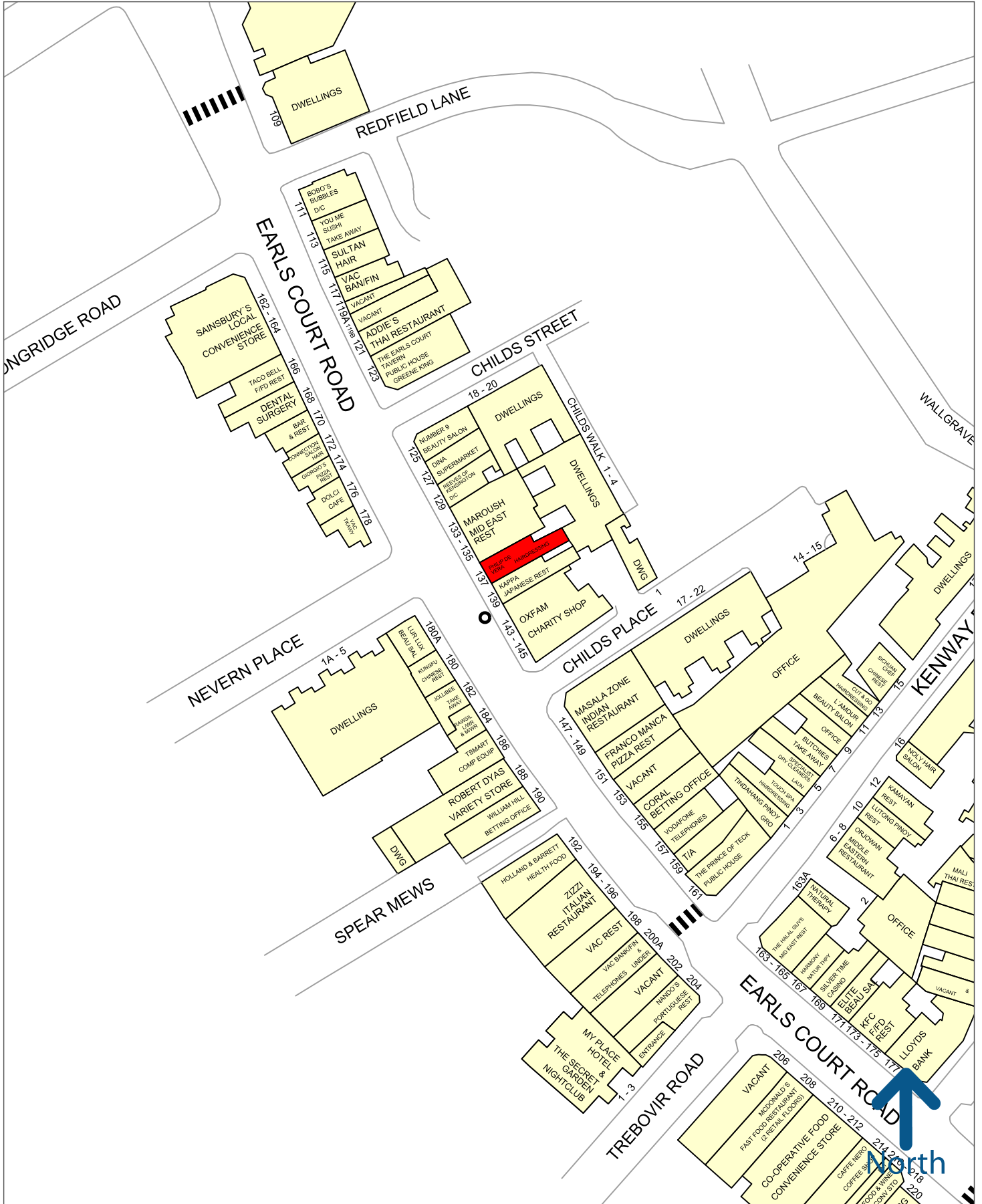
Business Rates The local authority has verbally informed us that the rateable value for the premises is £67,000 and the rates payable for the current year ending 31/03/25 are £36,582 before the current 75% retail relief. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT Will not apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



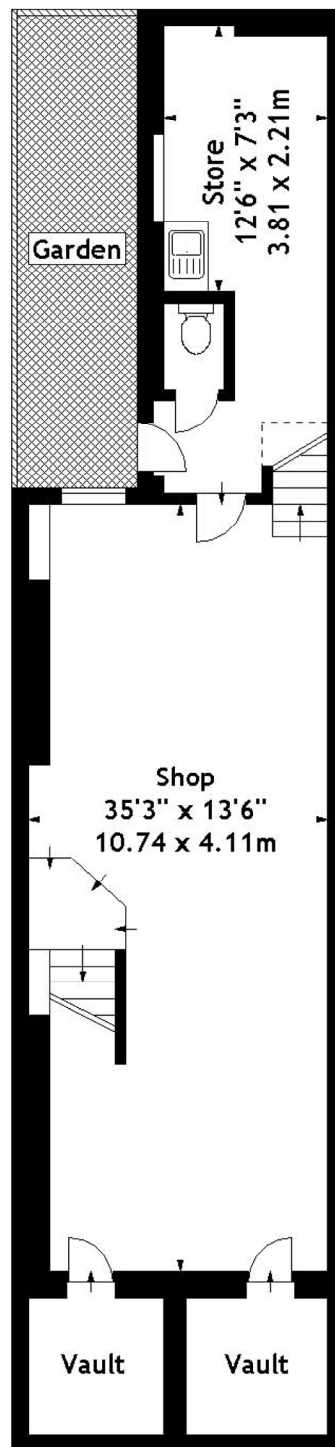
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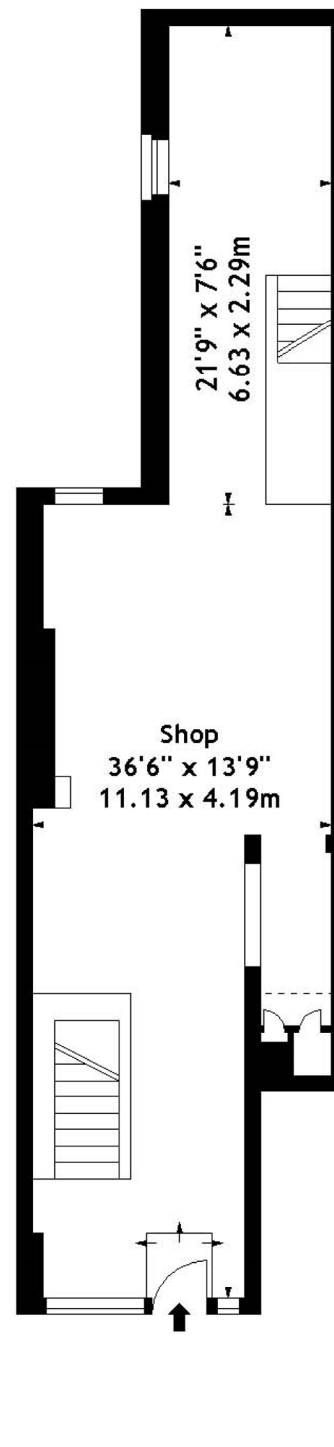
Experian Goad Plan Created: 25/10/2022
Created By: JMW Barnard

For more information on our products and services:
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Approx. Gross Internal Area
759 Sq Ft - 70.51 Sq M



Lower Ground Floor



Ground Floor