

## Earls Court Road, Kensington W8

Class E Shop & Basement To Let

GF 78.8 sq m Basement 36.7 sq m



36 Earls Court Road W8 6EJ

## Situation & Location

The property is situated on the western side of **Earls Court Road** just to the south of **Kensington High Street**. It is therefore close to the **Design Museum** and **Holland Park**. The substantial mixed-use **Holland Park Gate** development of the former Odeon Cinema is under construction just to the north. Other occupiers in the block include **Trailfinders**, **Café Le Monde** and **Cyclecare Kensington** - 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:-

Ground floor sales	848 sq ft	78.8 sq m
Basement ancillary	395 sq ft	36.7sq m
Basement vault	<u>72 sq ft</u>	<u>6.7 sq m</u>

**Rent £35,000** 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

**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 72 Band C

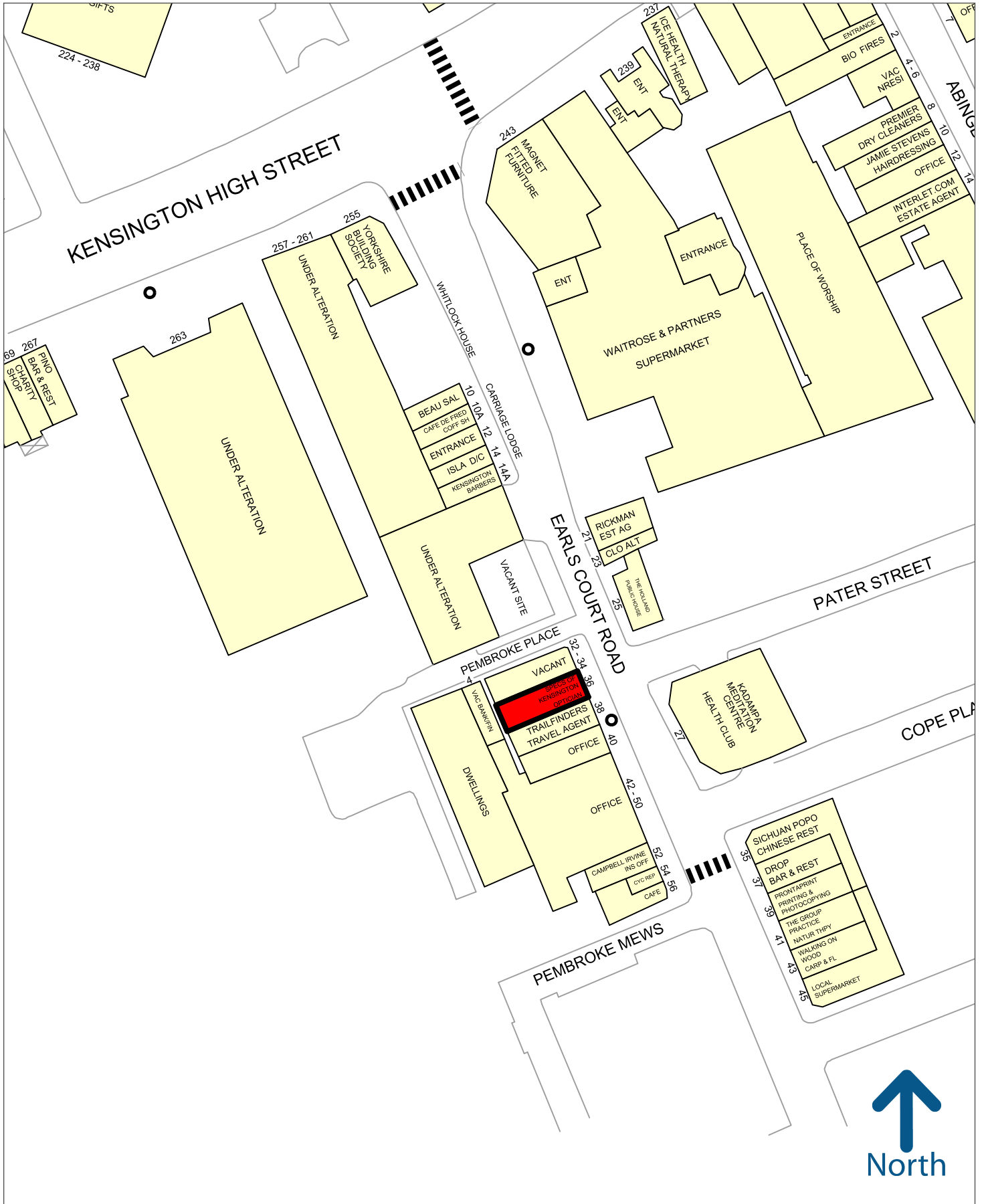
**Business Rates** The rateable value for the premises is £24,000 and the rates payable for the current year ending 31/03/25 are £11,976 before the current 75% retail relief scheme. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates 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](mailto: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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