



jamescommercial
property consultants

184 Earls Court Road | Earls Court | London | SW5 9QG
PRIME SHOP WITH BASEMENT TO LET

184 Earls Court Road | Earls Court | London | SW5 9QG | SHOP WITH BASEMENT

- ground floor & basement
- 47.84 m² (515 ft²) approx.
- 'e' use class
- new lease available
- rent: £37,500 per annum
- alternative uses considered - s.t.p.

DESCRIPTION

Mid terrace shop with basement, currently arranged on the ground floor as an open plan sales area, small store room to the rear and single WC. The basement is accessed via a trap door and can be used for additional storage.

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

LOCATION

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

Neighbouring occupiers include; Robert Dyas, William Hill, Franco Manca, Holland & Barrett, Vodafone, Zizzi, Nandos, McDonalds, KFC, Co-Op, Caffe Nero, Paul, Pret, Burger King, Boots, Oddbins, Oxfam, Taco Bell, 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	25.55 m ²	275 ft ²	
Basement	22.29 m ²	240 ft ²	
TOTAL	47.84 m ²	515 ft ²	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 £30,000. 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@jamescommercial.co.uk

☎ 020 7127 8781

jamescommercial.co.uk

James Commercial and any joint agents give notice that; 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Commercial have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.