



220-222 Earl's Court Road, Earl's Court Station, SW5 9RB

TO LET — RETAIL UNIT

220-222 EARL'S COURT ROAD, LONDON SW5

The subject premises occupy a prominent location directly outside of Earl's Court Station. They are well positioned with a pedestrian crossing directly in front, bringing footfall across from the station. Pret a Manger is located on the opposite side of the entrance, whilst other surrounding retailers include Paul, Greggs and Lloyds Bank.

Location:

Earl's Court is a district in the Royal Borough of Kensington and Chelsea. The station is served by the District and Piccadilly lines on the boundary of Travelcard Zones 1 and 2. The station conveniently sits in between Gloucester Road, eastbound, and West Kensington, westbound, and lies 4 chains away from Victoria Station and Edgware Road Station.

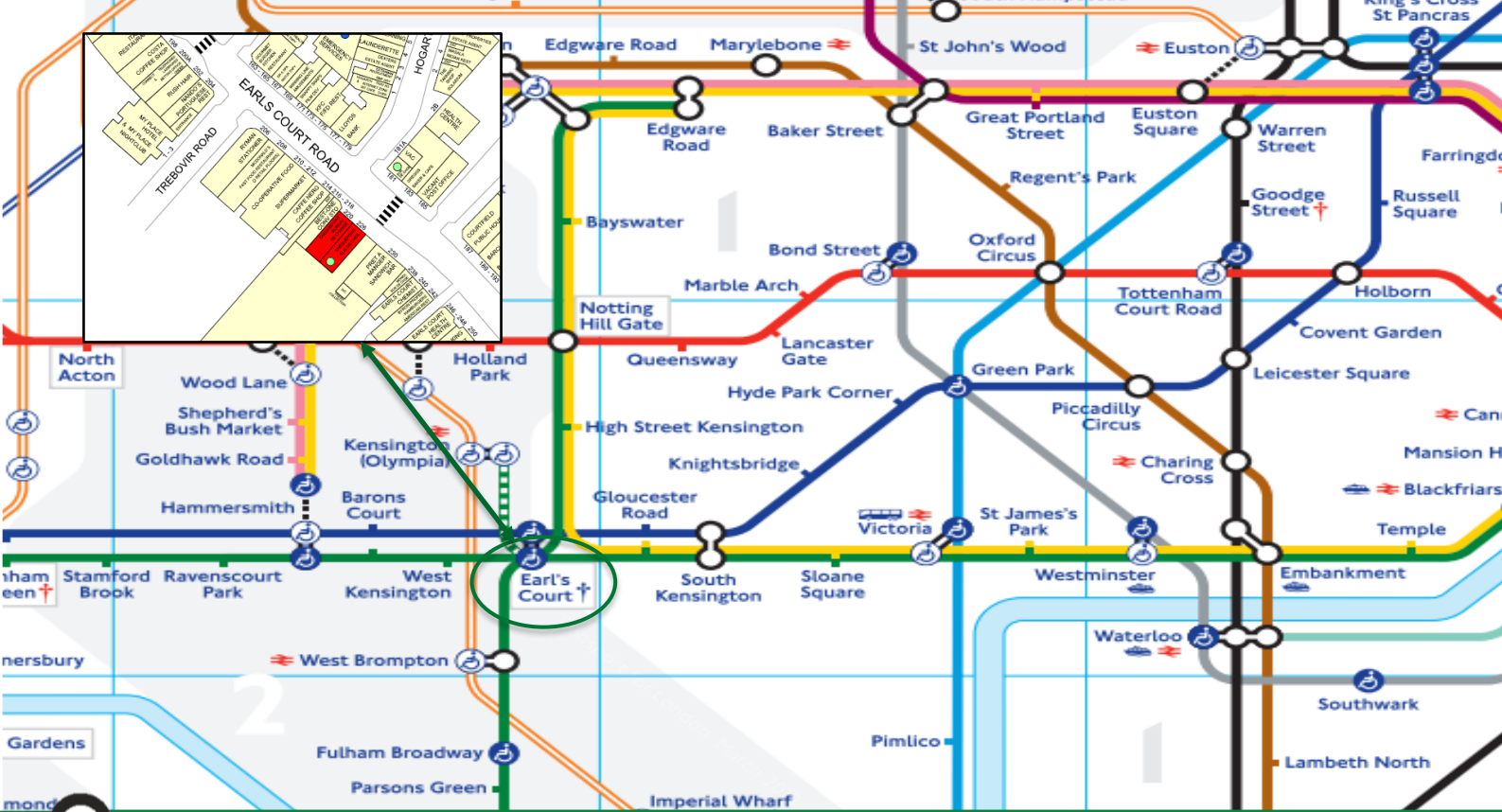
19.1 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year



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Description:

The subject units are well positioned directly in front of a pedestrian crossing. Both the units are in good condition and are A1/A2 planning use. The first floor at 220 Earl's Court Road provides space for storage or staff office space.

Unit Sizes:

220 ECR — NIA 1,449 sq.ft (134 sq.m)
222 ECR – NIA 522 sq.ft (48.5 sq m)
Total NIA 1,971 sq ft (183 sq m)

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

The Tenant will be responsible for the Rates Payable, interested parties are advised to contact the VOA direct for more information.

Services:

TfL are currently investigating service provisions.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials:

Virtual Viewing:

TBC.

Contact:

On behalf of:



CUSHMAN & WAKEFIELD



TRANSPORT FOR LONDON

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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremises.co.uk



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