


SHOP TO LET

304 Earls Court Road, Earls Court, London, SW5 9BA



 RENT £45,000 PA / £41 PSF

 SIZE 1100 Sq Ft / 102.2 SQM

 FLOOR(S) Ground

 AVAILABLE Immediately



CONTACT

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- Excellent passing trade
- Good natural light
- Walking distance from Tube station
- Attractive period property
- Includes off-street car parking space
- 24/7 Access
- BUSINESS RATES EXEMPTION APPLIES

304 Earls Court Road, Earls Court, London, SW5 9BA

THE SPACE

Great shop opportunity on busy Earls Court Road.







High footfall/ excellent passing trade make this an attractive retail opportunity.


Includes off-street car parking space.






LOCATION

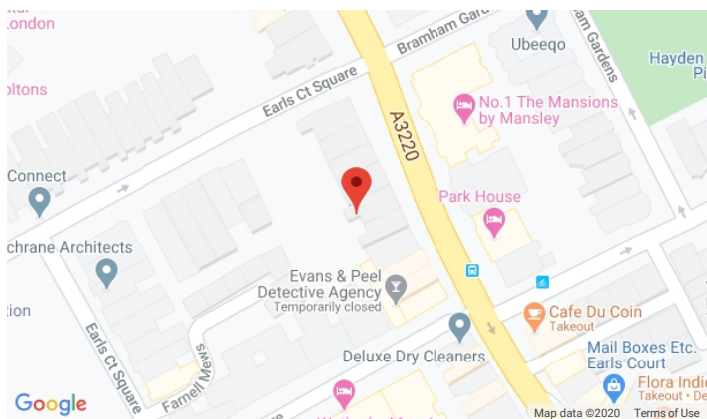
The property is well located on Earls Court Road (A3220) is this very busy area near to the junction with Old Brompton Road (A3218) in the Royal Borough of Kensington and Chelsea.

NEARBY

-  8 Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  10 ATMs
-  3 Accountants
-  3 Banks
-  18 Cafes
-  1 Meal Delivery
-  2 Parking Places
-  1 Post Office

 **Bus Routes**
74, 328, 430, c1, c3, n31, n97

-  **Earl's Court**
District Piccadilly
-  **West Brompton**
Southern
-  **West Brompton**
London Overground
-  **West Brompton**
District
-  **Gloucester Road**
Circle District Piccadilly



USE

A1 - Shop.

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

THIS PROPERTY BENEFITS FROM BUSINESS RATES EXEMPTION.

BUILDINGS INSURANCE

Available upon request.

FEES

There is a one-off administration fee of £1,500 + VAT.

VAT

This property is NOT subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

E (101 - 125)

 **103 : This property**

These details were updated on 19/06/2020

