

## **A1 RETAIL UNIT TO LET 176 EARL'S COURT ROAD LONDON SW5 9QQ**

### **LOCATION**

The premises are located in a good trading position on Earls Court Road next to the junction with Nevern Place. Earls Court Road Station is located a two minute walk from the property.

Operators in close proximity include **Sainsbury's, Starbucks, Oxfam, Maroush Restaurant and Franco Manca.**

### **ACCOMMODATION**

The premises are laid out over ground and basement floors offering the following approximate areas:

Ground Floor	450 sq ft
Basement	412 sq ft
Total	862 sq ft

### **LEASE**

The premises are to be made available by way of a new lease for a term to be agreed, contracted outside the Landlord & Tenant Act.

### **RENT**

£39,500 per annum exclusive.

### **USE**

A1

### **LEGAL COSTS**

Each party is to bear its own legal costs incurred in the transaction.



### **RATES**

Rateable Value	19/20	£35,500
Rates Payable	19/20	£17,892

Interested parties are advised to make their own enquiries with the relevant Local Authority.

### **EPC**

Available on request.

### **VIEWING**

Viewings to be arranged through Blanchflower Lloyd Baxter.

**George Froud:** [gfroud@blb.uk.com](mailto:gfroud@blb.uk.com)

Tel: 0207 079 1200

**Oliver Fowler:** [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Mob: 0207 491 8249

*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880