



cdg leisure
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PRIME Earls Court Road

London, SW5

Fully Fitted Restaurant/Take Away on Earl's Court Road

1,580 sq ft
(146.79 sq m)

- High Footfall Location
- Close to Earl's Court Tube Station
- Excellent Transport Links
- Full Kitchen Extraction
- Inside The Act Lease

PRIME Earls Court Road, London, SW5

Summary

Available Size	1,580 sq ft
Passing Rent	£110,000 per annum
EPC Rating	Upon enquiry

Description

Fitted out to an excellent standard as a Restaurant over ground floor and basement with full kitchen facilities and extraction. It has a total seating capacity of 70 including its outdoor terrace. The venue also offers a private dining room that accommodates up to 12 people.

Location

The premises is prominently location on Earl's Court Road, very close to the tube station with heavy footfall every day of the week. Transport links are excellent and is within close proximity to the countless boutique Hotels and BnB's in the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	900	83.61
Basement	680	63.17
Total	1,580	146.78

Tenure

An assignemnt of the existing FRI lease expiring in January 2036, subject to 5 yearly rent reviews. The lease is drawn inside the L&T act 1954.

Passing Rent

£110,000 per annum exclusive.

Premium

On Application.

VAT

May be applicable to the premium and rent.

Planning/Licence

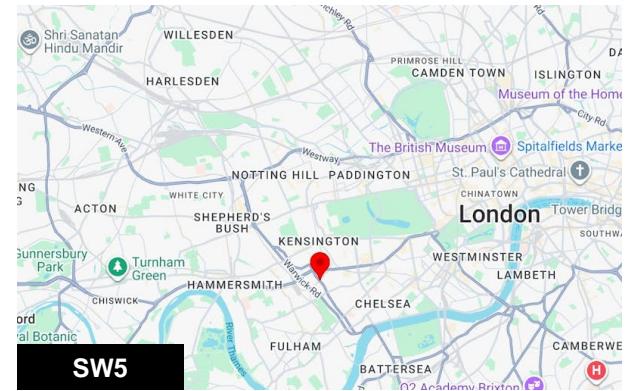
Benefits from E Class planning use with a premises licence is in place permitting the sale of alcohol with the provision of table meals. The opening hours of the premises are: Monday to Saturday: 10.00am - 12.00 am & Sunday: 12.00pm - 23.30pm.

Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending closure.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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