



Earls Court Road

London, SW5 9

**Great QSR/Restaurant in
Earl's Court Road
LOW RENT**

1,900 sq ft
(176.52 sq m)

- Fully Fitted with Extraction
- Open Plan Kitchen Layout
- Seating for 50 Customers
- LOW RENT until Review in November 2029
- 6 Years Remaining on the Lease

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Summary

Available Size	1,900 sq ft
EPC Rating	Upon enquiry

Description

Well-configured fast-casual restaurant premises arranged over ground and basement levels, with counter service, an open kitchen and informal seating for 20 covers on the ground floor. In the basement there is ample storage space along with kitchen prep areas and a further 30 covers.

Location

The restaurant occupies a busy position close to Earls Court Underground Station. The surrounding area comprises a dense mix of residential, hotel and leisure uses, generating strong local and visitor footfall. Nearby occupiers include Jollibee, Masala Zone, Mali, Lutong Pinoy, Bunsik and Butchie's to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,100	102.19
Basement	800	74.32
Total	1,900	176.51

Tenure

An assignment of the existing FRI lease expiring in November 2031, subject to a rent review in November 2029. The lease is granted outside the L&T Act 1954.

Passing Rent

£84,000 per annum exclusive

Premium

Offers in the region of £100,000 invited.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

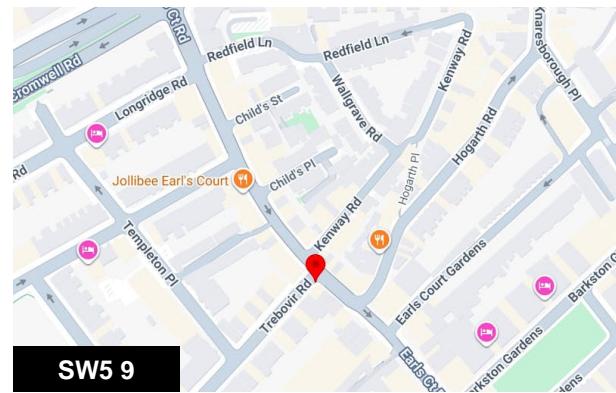
The premises benefit from E Class planning with a premises licence allowing the sale of alcohol every day of the week until midnight with standard restaurant conditions.

Holding Deposit

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

Confidentiality

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



Viewing & Further Information



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