



Earl's Court Road

London, SW5

Prime Earl's Court Fully Fitted Restaurant

4,900 sq ft
(455.22 sq m)

- Prime High Street Position
- High Footfall Location
- 130+ Covers
- Midnight Licence
- Large Fully Fitted Commercial Kitchen
- High Quality Restaurant Fit Out

Earl's Court Road, London, SW5

Summary

Available Size	4,900 sq ft
EPC Rating	Upon enquiry

Description

The ground floor of this impressively fitted out restaurant is arranged to seat approximately 120 covers in a spacious setting entirely on the ground floor together with a dispense kitchen and bar area. There is a large fully fitted and well appointed commercial kitchen in the basement alongside staff changing facilities, ample storage and customer toilets. There is also private dining area for 12 covers.

Location

The restaurant is located in a prime high street position on Earl's Court Road, close to Earl's Court underground station on the Piccadilly and District lines. Nearby restaurants include Nando's, Mac Donalds, KFC, Zizzi and Franco Manca, among many other national brands and independent operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,000	185.81
Lower Ground	2,500	232.26
1st	400	37.16
Total	4,900	455.23

Tenure

An assignment of the two existing FRI leases, both expiring in April 2031. The leases are both held inside the security of tenure provisions of the Landlord and Tenant Act.

Passing Rent

The combined rent for both leases is £220,000 per annum exclusive, subject to 5 yearly rent reviews. The Assignor confirms that it will take a sub-lease of the upper parts for a rent of £100,000 p.a. increasing annually for 3 years for a minimum period of 3 years, with the right to extend annually until the end of the leases.

Premium

On Application.

VAT

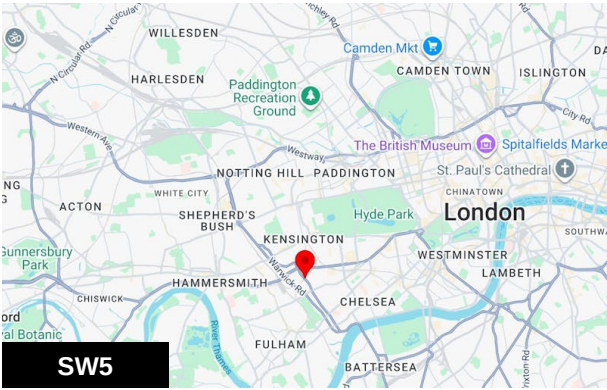
VAT may be applicable to the rent, premium and other outgoings.

Planning/Licence

The premises benefit from a Class E planning use and a premises licence allowing the sale of alcohol until midnight every night (except Sunday 23:30).

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 sale.



Viewing & Further Information



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