

020 3205 0200

eddisons.com

E class - TO LET – 1,520 sq ft

Eddisons



198-200 EARLS COURT ROAD LONDON SW5 9QF

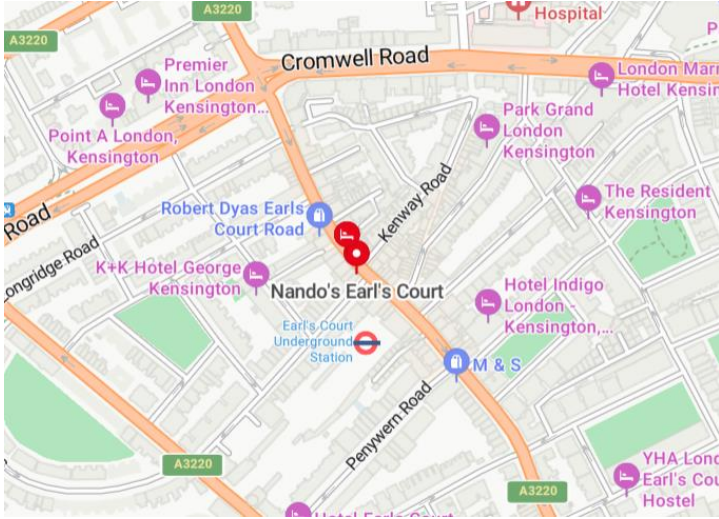
Rent: £22.40 PER SQ FT PER ANNUM EX.

Size: 1520 sq ft ( 141.21 sq m)

- Prime position
- Refurbished space
- Façade advertising available
- Dedicated stair access

## LOCATION

The property is located on the west side of Earls Court Road close to the junction with Trebovier Road, within 100m of the underground station (District and Piccadilly lines) Local traders include Robert Dyas, McDonald's, Nando's, Leon and the Co Op.



## DESCRIPTION

The available space is in the lower ground floor and has a staircase directly from the street. There is an area on the facade for advertising.

The premises are mainly laid to open plan with a rear kitchen and WC area.

Suspended ceiling with integral LED lights.

Concrete floor.

## ACCOMMODATION

Main area approx 1,450 sq ft

Rear Kitchen approx, 70 sq ft

**Total approx 1,520 sq ft (141.21)**

## TERMS

A new lease for a period by arrangement.

## RENT

£34,000 per annum exclusive

## RATES

Currently out of the rating list.

Previous assessment £30,750 estimated payable of £15,344.25 for 2024-25. All interested parties should contact the council to confirm the amount payable.

## SERVICE CHARGE

On application.

## TIMING

Immediate on completion of legal formalities.

## VAT

Will be charged in addition.

## LEGAL COSTS

Each party pays own legal costs.

## EPC

B TO JANUARY 2034

## PLANNING

E class use

## VIEWING

Further information and inspections are available via the landlords' sole agents Eddisons **(020) 3205 0200**

Mark Belsham (07973) 372698

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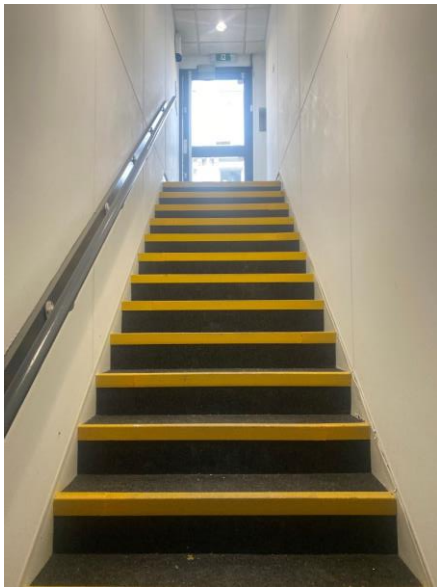
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### Important Information

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