

# 314, 316 and 318 Earls Court Road SW5

MICHAEL MAY  
& PARTNERS



## Location:

Prominently positioned near the junction with Old Brompton Road, the property benefits from an affluent residential catchment and strong tourist footfall from nearby hotels and Airbnb accommodation. The units are adjacent to a Post Office within a well-established mixed-use parade. The nearby Bolton Pub is expected to reopen soon with a boutique hotel above.

## Condition:

Unit 314 was previously a restaurant and has a route for extraction with external pipework. It has flooring and lighting and benefits from 3 phase power.

**Use:** Class E

## Accommodation:

Previously held by one tenant, the units remain structurally separated, so the landlord's preference is to let them individually. If a suitable operator needed additional space, then the feasibility of combining the units could be considered.

Unit	Ground floor (sq ft)	Basement (sq ft)	Total (sq ft)
314	966	690	1,656
316	967	618	1,585
318	833	544	1,377

**Lease:** Available on new full repairing and insuring leases for terms to be agreed.

## Rent:

314: £63,500 PAX

316: £55,000 PAX

318: £55,000 PAX

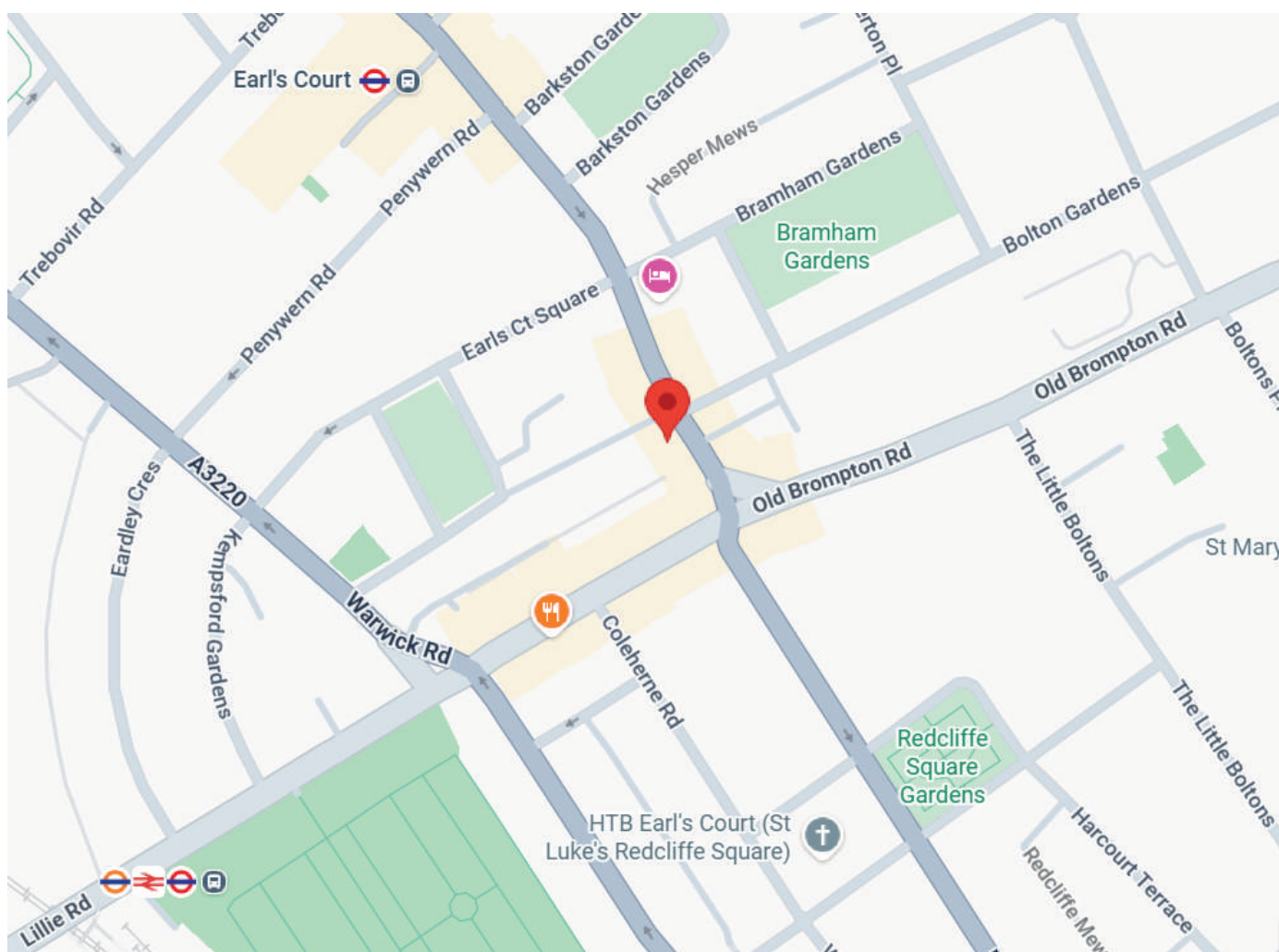
**Service Charge:** TBC.

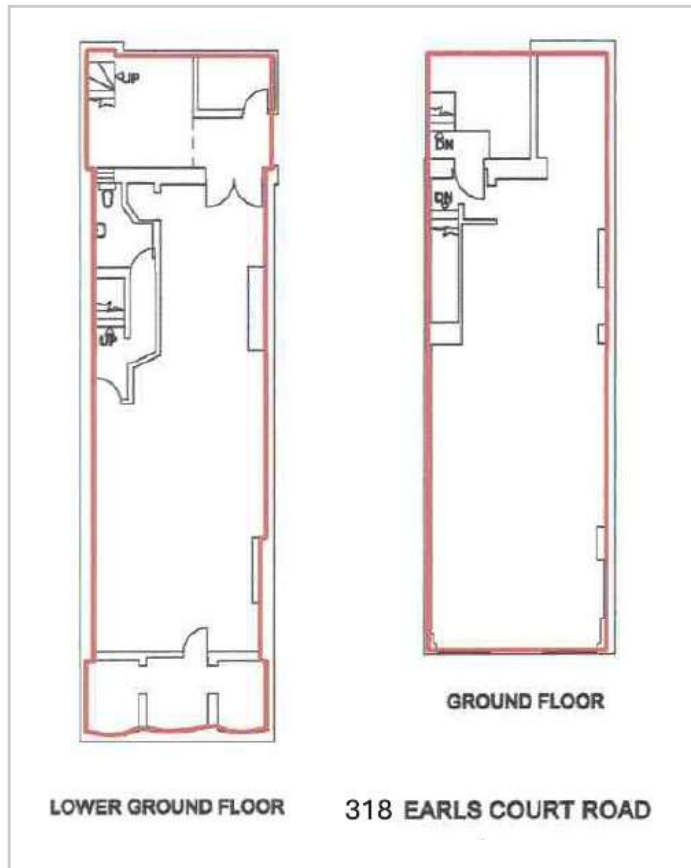
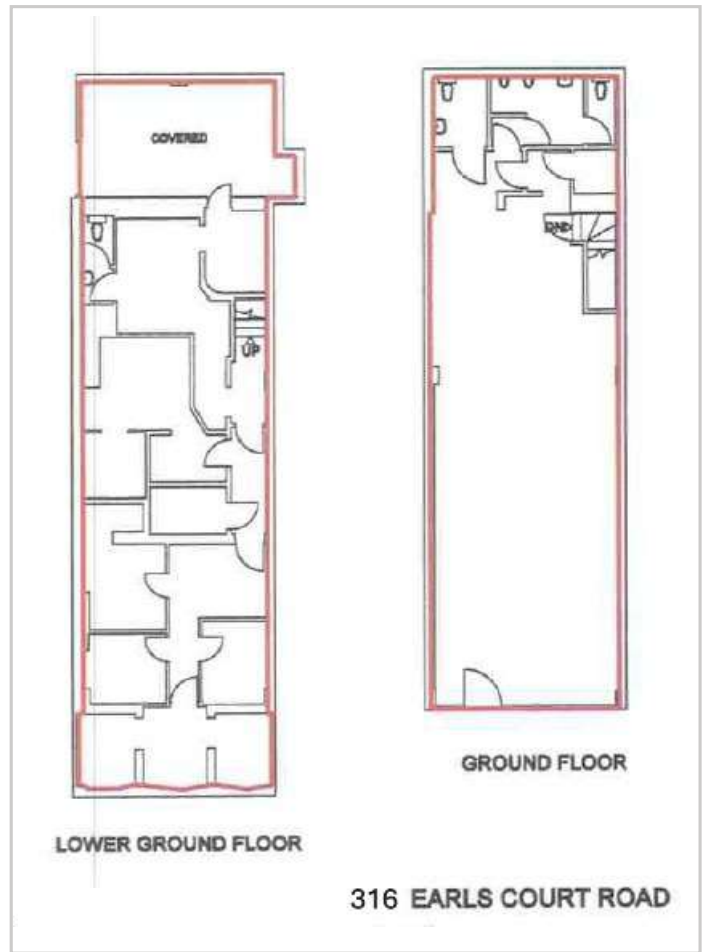
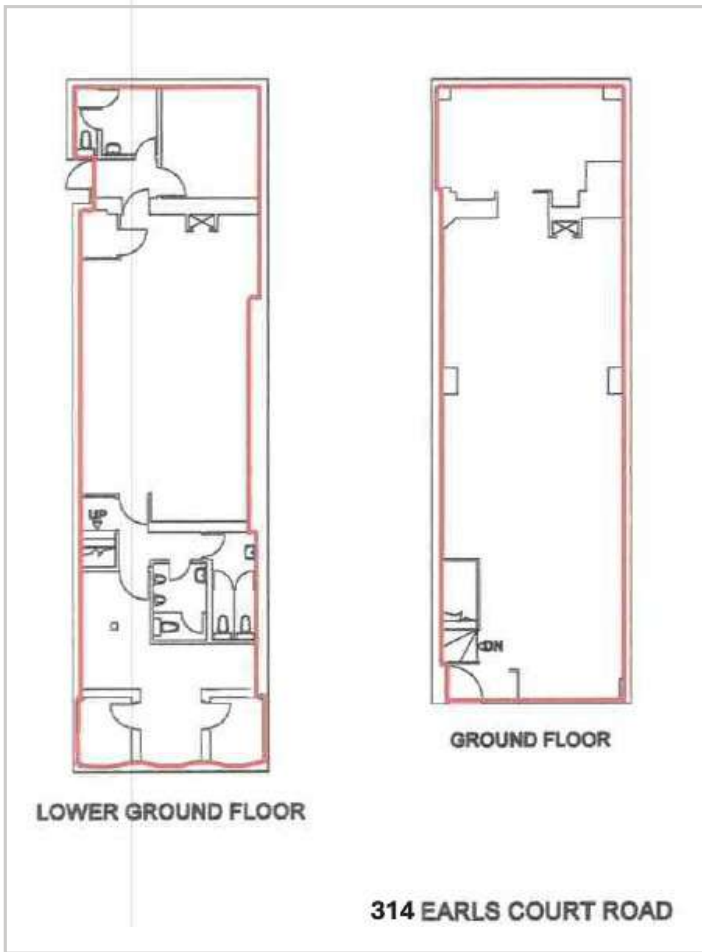
**EPC:** Details available upon request.

**Legal Costs:** Each party to bear their own legal costs

2026 List Rateable Value & Rates Payable 2025-26:

Unit	2026 List Rateable Value	2026/2027 Rates Payable (please rely on your own enquiries with the Council)	Other uses:
314	£63,500 (valued as restaurant)	Retail, hospitality or leisure uses: £27,305	£30,480
316	£52,000 (valued as shop)	Retail, hospitality or leisure uses: £22,360	£24,960
318	£49,500 (valued as shop)	Retail, hospitality or leisure uses: £18,909	£21,384





**MISREPRESENTATION ACT 1967:**

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