



PRIME EARLS COURT LOCATION

**242 EARLS COURT ROAD
LONDON SW5 9AA**

**Excellent Restaurant
Opportunity.
New Lease – No Premium.**

Location: The well fitted restaurant occupies a prominent position in a strong retail and leisure pitch on the Western side of Earls Court Road, very close to **Earls Court Underground Station**. Nearby occupiers include **Pret a Manger, Paul, Burger King, M & S Food Hall, Boots & Greggs**.

Accommodation: The property with the benefit of external front seating is on Ground, Mezzanine & Basement floors. Approximate dimensions & floor areas are as follows:

Gross Frontage	15' 9"	4.8m
Internal Width	14' 9"	4.5m
Built Depth	71' 7"	21.8m
Ground Floor (NIA)	940 sq ft	87.3 sq m
Mezzanine	187 sq ft	17.4 sq m
Basement Ancillary	1157 sq ft	107 sq m
Vaults	142 sq ft	13 sq m
TOTAL	2,426 sq ft	225 sq m

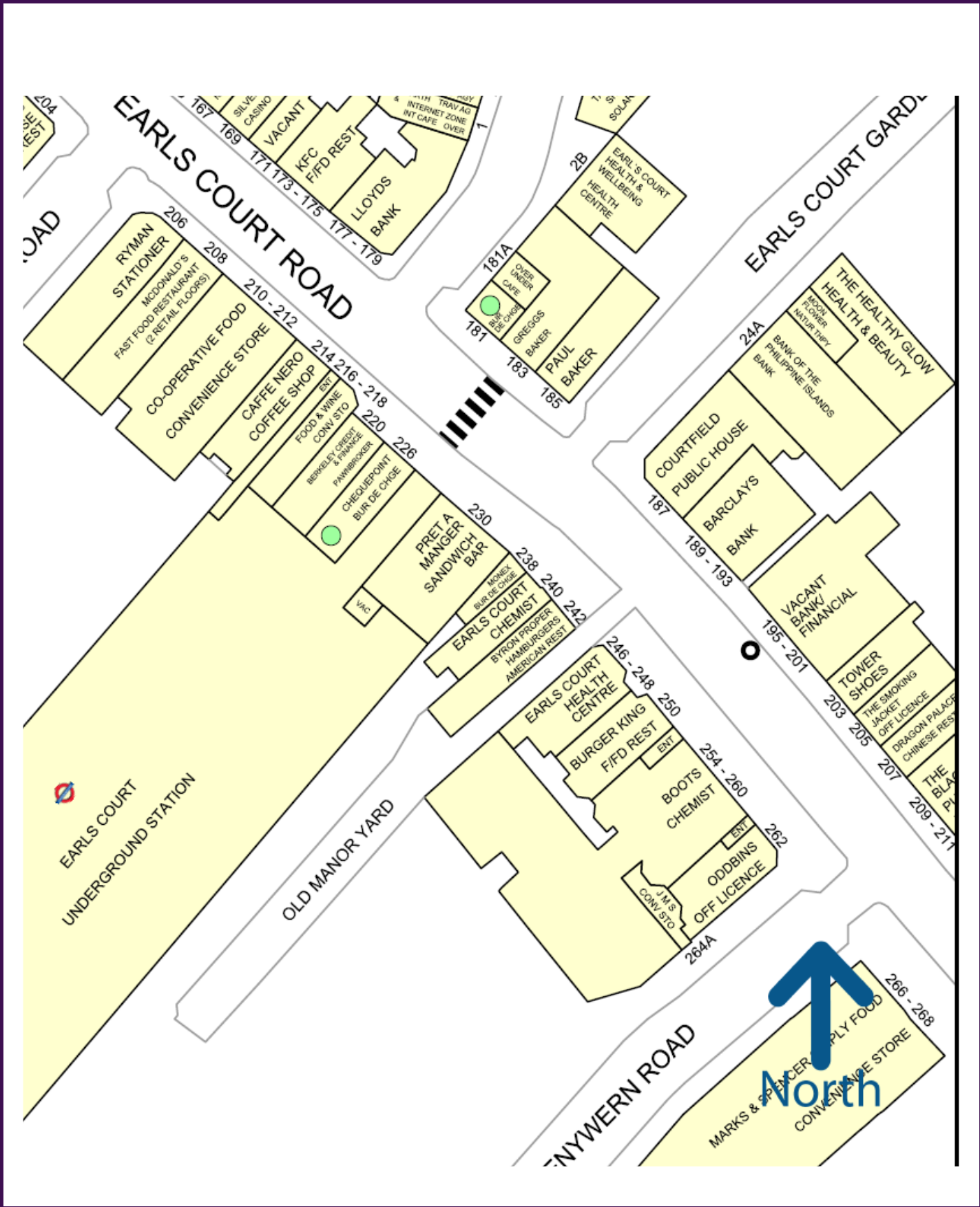
New Lease: A new full repairing and insuring lease for a term to be agreed seeking offers of **£100,000 pax** . No Premium. Subject to obtaining vacant possession.

Rates: April 2026 RV - £87,000. Business Rates Relief may be available and interested parties should check with the Local Authority.

Viewing: By prior appointment through retained Agent

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SUBJECT TO CONTRACT



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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