

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



A3 FULLY FITTED RESTAURANT IN THE HEART OF EARLS COURT



1,600 SQ FT/ 150 SQ M

314 Earls Court Road London SW5 9BQ

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Location

The premises are located on Earls Court Road close to the junction with Old Brompton Road. Local occupiers include Pappardella, Flora Indica and new Italian fish monger being close to Earls Court and Olympia Exhibition Centre as well as a large residential catchment within walking distance of both Earls Court & West Brompton stations. .



Accommodation

The premises trade over ground floor and basement benefitting from over 50 covers as well as a bar and kitchen area to the rear of the property. There are two staircases accessing the basement which offers further seating, customer toilets and storage space .

Ground Floor	93 sq m	1,000 sq ft
Basement	55 sq m	600 sq ft
Total	148 sq m	1,600 sq ft approximately

Tenure

Expiring 17th July 2000 inside the Act or a new 10 year lease subject to a rent review at the fifth year.

Premium

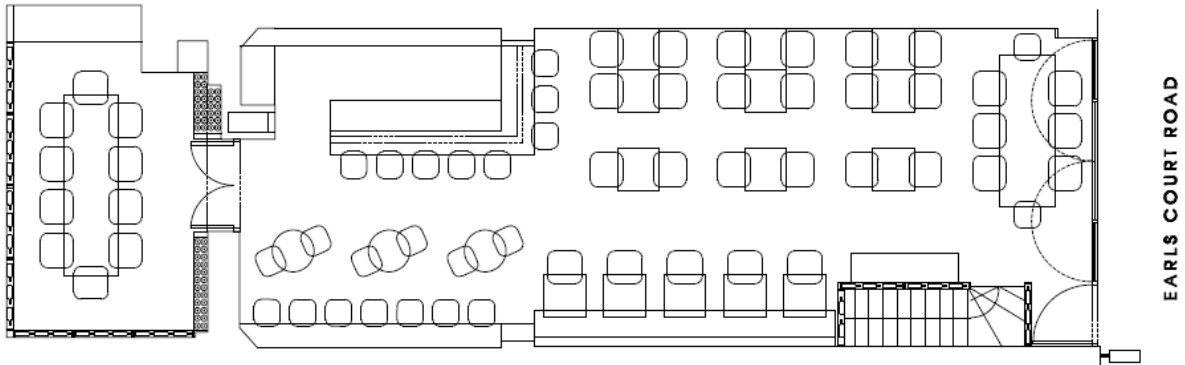
Premium offers in the region of £125,000 for the benefit of the leasehold interest, license and fixtures and fittings in situ.

Rating

The rateable value is £69,000.00

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Viewing through joint sole agents

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