

# London SW5

## 139 Earls Court Road

### Earls Court

### SW5 9RH

- **Freehold Leisure and Residential Investment**
- Comprising a restaurant and two flats, one sold off on a long lease
- Located opposite Wagamama
- Excellent location some 150 metres from Earls Court Underground Station
- Total Current Rents Reserved  
**£65,700 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Earls Court lies less than three miles to the west of Central London, immediately to the south of Cromwell Road (A4) adjacent to South Kensington, and is an affluent West London suburb. The property is located on the east side of Earls Court Road, close to its junction with Childs Place. Earls Court Station (District and Piccadilly Lines) is some 150 metres to the south of the property. Occupiers close by include Wagamama, Mazala Zone, Sainsbury's Local, Starbucks, William Hill, The Carphone Warehouse, Coral, Holland & Barrett, Costa Coffee and a Co-operative supermarket.

#### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor restaurant with ancillary accommodation in the basement. The first floor comprises a two bedroom flat, accessed from Earls Court Road. The second and third floors comprise further residential accommodation, which has been sold off on a long lease.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Mughal (Earls Court) Ltd	Gross Frontage 4.25 m Net Frontage 2.40 m Basement 57.00 sq m Ground Floor 55.35 sq m	(13' 11") (7' 10") (614 sq ft) (595 sq ft) 20 years from 03.03.2014 Rent review every 5th year FR & I	£44,000 p.a.	Rent Review March 2019
First	London Cribbs Limited	Flat – 3 Rooms, Kitchen, Bathroom	18 month Assured Shorthold Tenancy from 20.10.2017	£21,600 p.a.	Reversion April 2019
Second and Third	Individual	Residential Accommodation	125 years from 29.09.1998 Rent review every 25th year	£100 p.a.	Rent Review 2023

**Total £65,700 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** M Andreou Esq, AK Law. Tel: 0208 280 0810 e-mail: [milton@ak-law.co.uk](mailto:milton@ak-law.co.uk)



