

## EARLS COURT 130 COVER FITTED RESTAURANT - TO LET

**147 EARLS COURT ROAD, LONDON, SW5 9RQ**

- Highly prominent corner property with double glazed shop front
- 110 covers on ground floor + 20 covers private dining
- 3,900 sq ft over ground (2,100 sq ft), basement and first floors
- Fully fitted to high standard – open and trading
- To let on a new 15-20 year lease

**TO LET – GUIDE RENT £135,000 PER ANNUM  
SUBJECT TO CONTRACT**

LONL726

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### Location

147 Earls Court Road occupies a prominent position on Earls Court Road at the junction with Child's Place, in the heart of Earl's Court, one of Central London's most vibrant and cosmopolitan districts. The property is located close to Earl's Court Underground Station (District and Piccadilly lines).

The premises benefit from excellent visibility on this busy thoroughfare, which enjoys substantial pedestrian footfall and vehicular traffic throughout both the day and evening. The area is supported by a dense residential catchment, a number of nearby hotels, and a well-established leisure and tourism offering, all of which contribute to consistently high levels of activity and passing trade. Earls Court Road has an eclectic mix of restaurants, cafés, bars and convenience retail operators. Nearby occupiers include; Franco Manca, Nando's, Zizzi, Jollibee, Costa, Bunsik, Caffe Nero, KFC, Burger King, Pret A Manger, McDonald's, Starbucks together with many private restaurants and QSRs.

### [Link to Street View](#)

### Description

<https://www.masalazone.com/locations/earls-court/>

Comprises a corner property formed of two interconnecting attached buildings which provide a double-glazed shop front. The restaurant is arranged over ground, basement and part first floors. The upper levels comprise an HMO which is excluded from the demise. To the rear is a flat roof extending the width of the building on which plant is stored. Extraction runs to rooftop level.

The building retains a number of characteristic period features consistent with the surrounding Earl's Court streetscape, whilst offering a well-presented commercial frontage suited to restaurant, leisure or retail use. Upper floors provide additional accommodation above the main trading area, contributing to the property's prominent and established presence along this busy West London thoroughfare.

### Accommodation

Ground Floor: Open plan dining area providing circa 110 covers, bar servery, wheelchair friendly WC, mechanical hoists linking to kitchen. Emergency escape onto Child's Place.

First Floor: Private dining for circa 10-12 covers.

Basement: Trade kitchen with full mechanical extraction to roof top level, customer toilets, manager's office, staff changing and chilled storage.

#### **Floor Areas** (areas not measured and deduced from VOA website, therefore for information purposes only and not to be relied upon)

Ground Floor	2,100 sq ft
First Floor	300 sq ft
Basement	<u>1,500 sq ft</u>
<b>Total</b>	<b>3,800 sq ft</b>

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

### Tenure

A new 15/20 year lease is to be offered subject to upwards only rent reviews every 5 years.

### User

Class E restaurant together with ancillary takeaway / delivery.

### Services

We are advised that the property is connected to all mains services.

### Licensing

Licensed to sell alcohol from 10:00 to 24:00 Monday to Friday, 11:00 to 24:00 on Saturday and 12:00 to 23:30 on Sunday.

## Planning

From enquiry of the Royal Borough of Kensington and Chelsea, we have established that the property is not statutorily listed nor situated within a conservation area.

## Rating Assessment

The property is listed as a 'restaurant and premises' and has a rateable value of £118,000 wef 1<sup>st</sup> April 2026.

## Excluded

The name of the restaurant and anything uniquely associated with the brand, computers, tills, stock, smallwares, leased items (if any) and personal effects of the staff.

## EPC [Link to EPC - Energy Rating C](#)

## Money Laundering

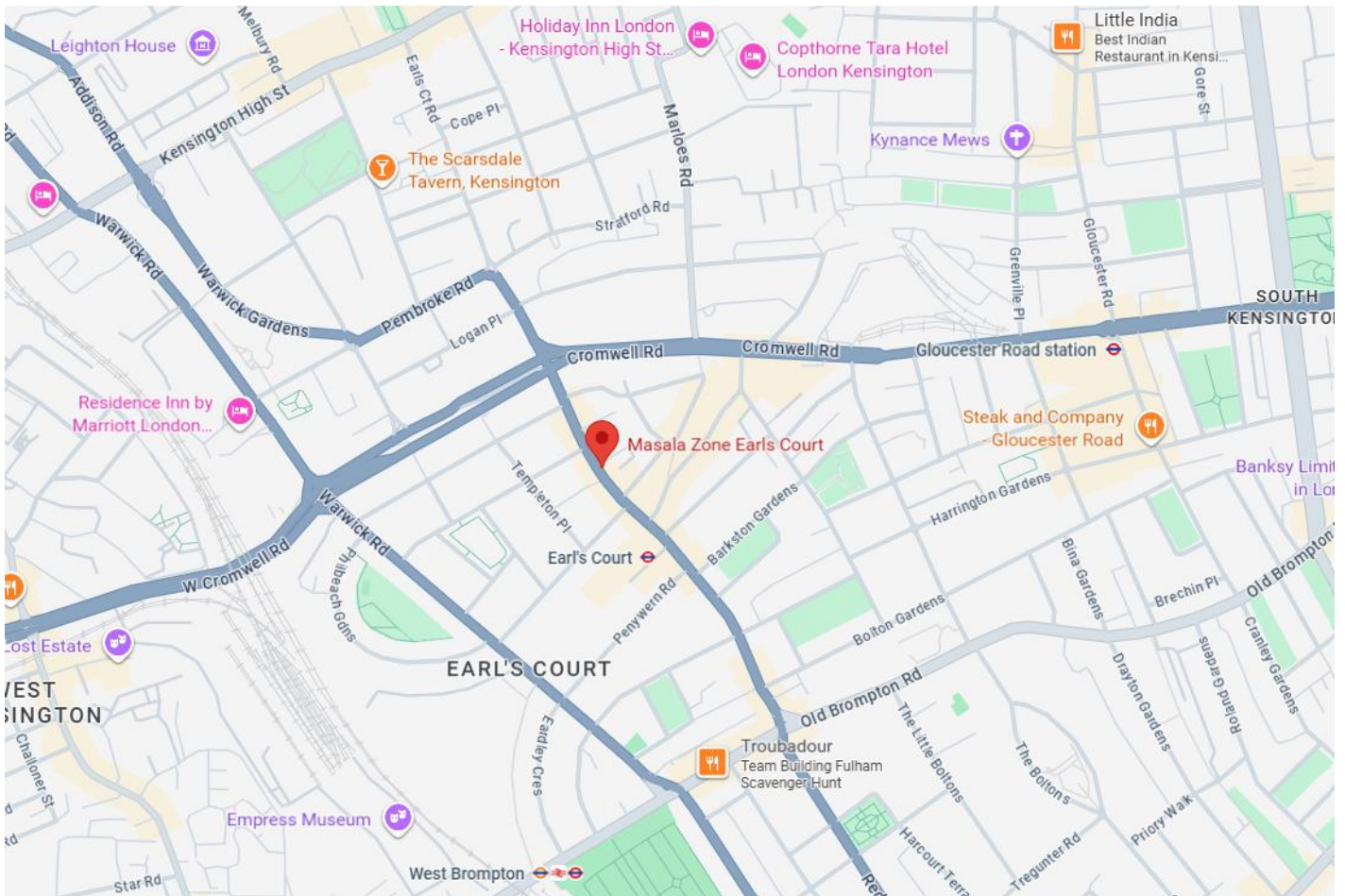
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

## Viewings & Further Information

**Neither staff nor customers are aware of the property being marketed to let and should not be approached under any circumstances.** A discreet customer inspection is advised in the first instance. For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

## Location Plan

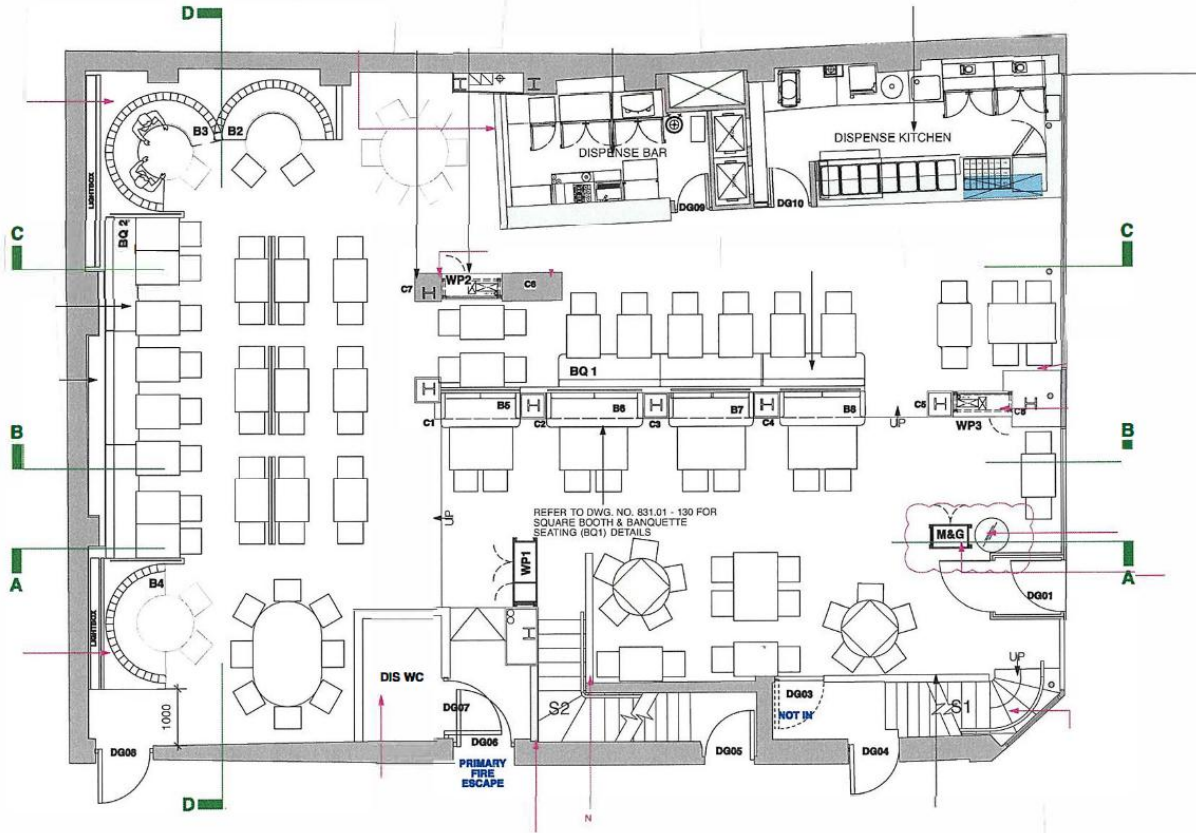
[Link to Location Map](#)



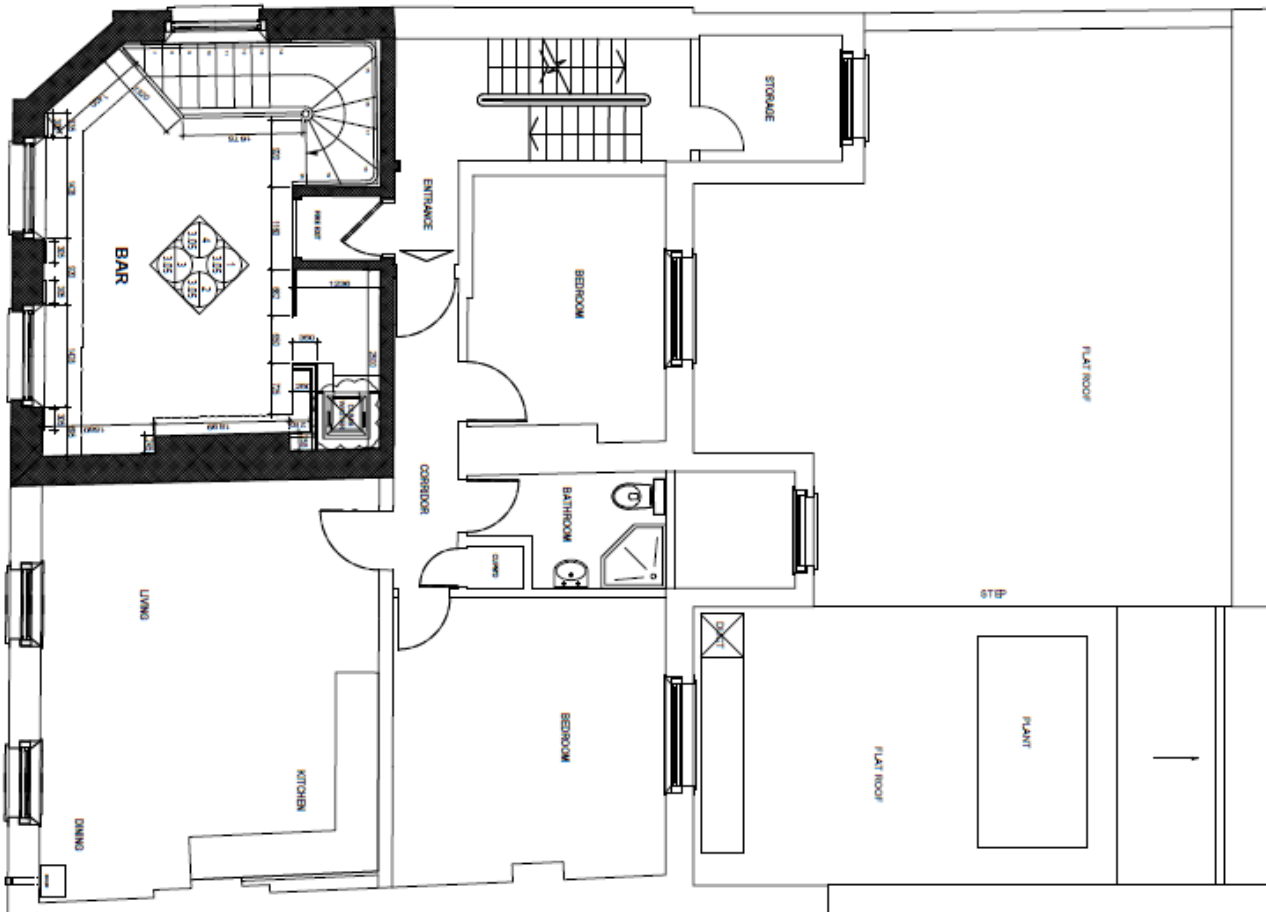
Source: Google Maps. Not to scale - Provided for indicative purposes

## Plans

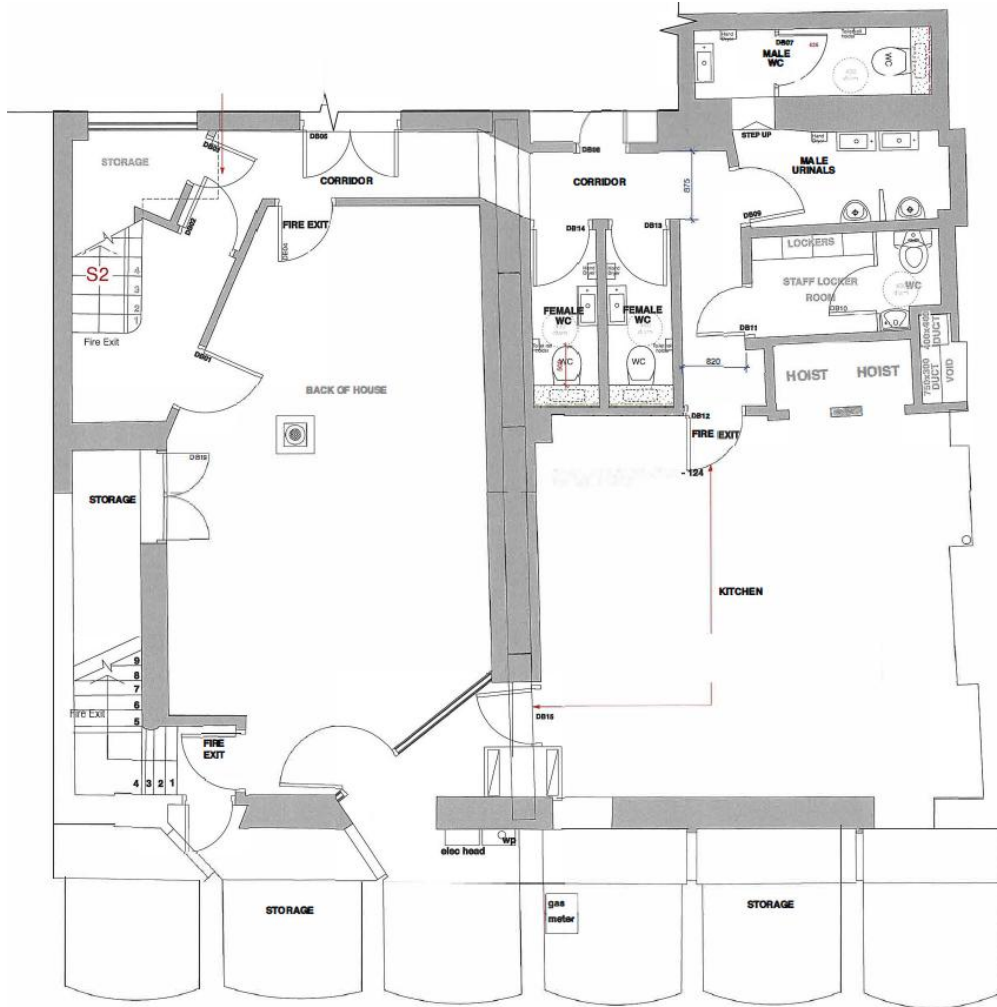
### Ground Floor



### First Floor



## Basement



Not to scale – provided for indicative purposes only.

Internal Photo of Ground Floor



Internal Photo of First Floor Private Dining

