



**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street  
Knightsbridge  
London SW3 2ND  
Tel : +44 (0)20 7581 9722

## 233 Earl's Court Road London SW5

### SHOP TO LET (A1/A2 opportunity)

#### Location

The unit is in a prominent position at the junction of the Old Brompton Road and Earl's Court Road. Earl's Court Underground Station is approximately within 5 minutes' walk away (District and Piccadilly lines).

Nearby occupiers include Savills, Marsh & Parsons, Faron Sutaria, Foxtons, Starbucks, The Bottlery and Garnier.

#### Accommodation

The premises are arranged over ground floor and mezzanine

The approximate net internal areas are as follows:

Ground floor:	824 sq.ft	76.55 sq.m
Mezzanine:	303 sq.ft	28.15 sq.m

<b>Total</b>	<b>1,127 sq.ft</b>	<b>104.70 sq.m</b>
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#### Lease

To be a new effective full repairing and insuring lease for a term to be agreed, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).



#### Rent

£60,000 pax

#### Rates

Interested parties are advised to make their own enquiries with the relevant local authority.

#### EPC

Available on request

#### Legal Costs

Each party to bear their own

#### Viewings

Strictly by appointment through sole agents:

Ian Simpson

T 020 7590 8957

E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

Ross Crummey

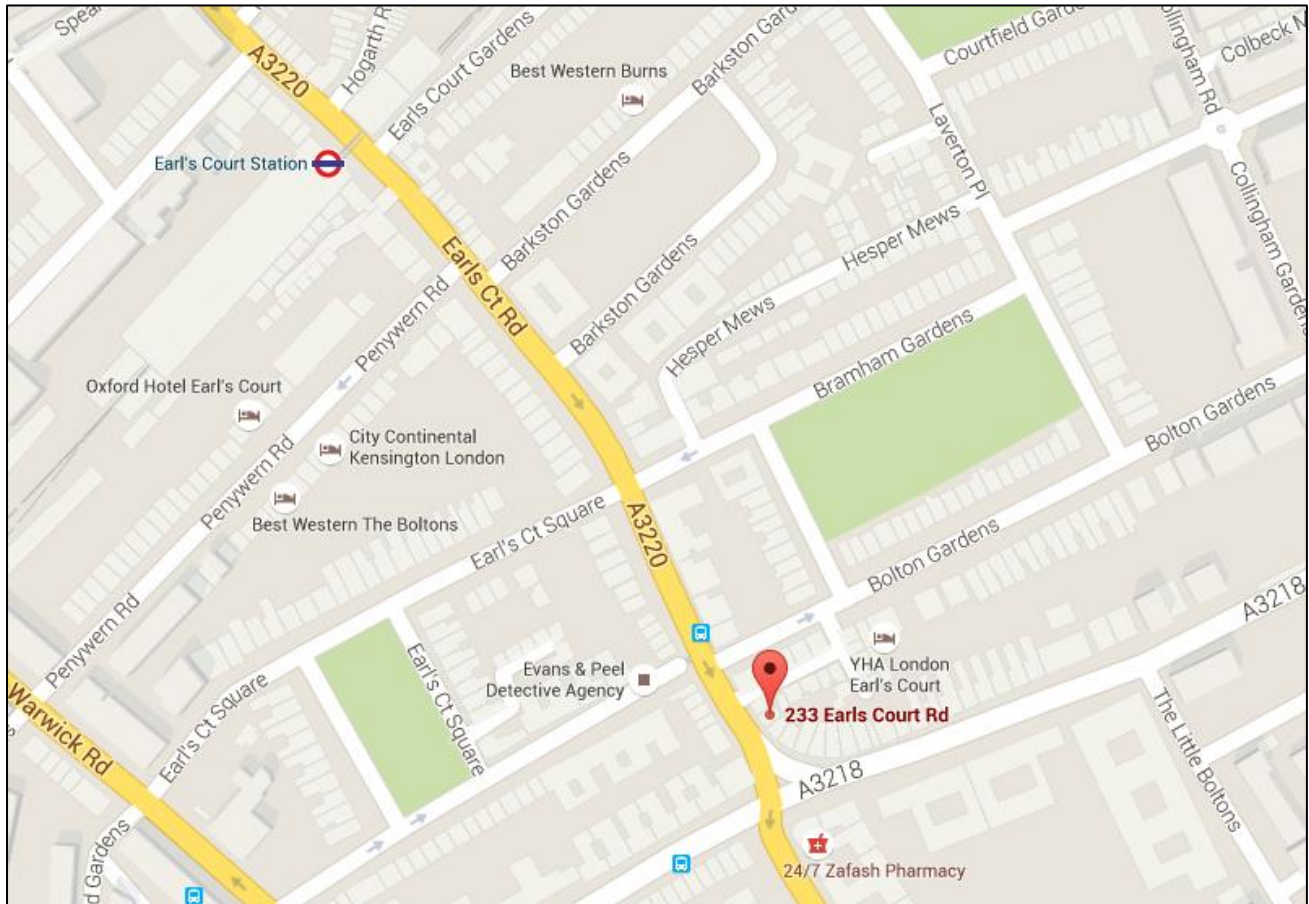
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## Location



Source: google maps

For further information or to arrange a viewing please contact:

**Ian Simpson**

T 020 7590 8957

E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)

**Ross Crummey**

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