

Earls Court Landmark Pub Opportunity

£125,000 per annum exclusive
4,004 sq ft

**326 Earls Court Road,
London, SW5 9BQ**

- Prime Earl's Court location
- High-footfall double-fronted corner unit
- 4,004 sq ft total
- Arranged over ground and lower floors
- £125,000 annual rent
- Available Autumn/Winter 2027



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Further Information & Viewing

Viewings are by appointment via sole agents Levy Real Estate

Liv England

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Matt Paulson-Ellis

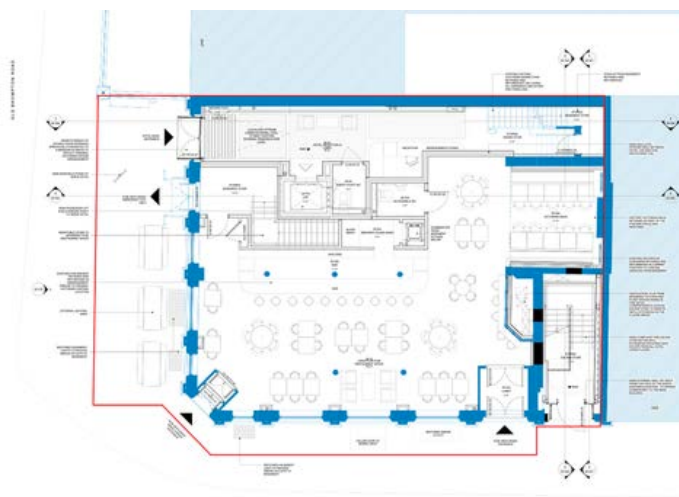
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Location

The subject premises is situated in the heart of Earls Court, within a 5-minute walk of Earl's Court and West Brompton Stations providing access to Circle, District and Piccadilly lines, London Overground and National Rail services.

It is a prominently located double-fronted unit facing onto the busy junction of Earls Court Road, Brompton Road and Redcliffe Gardens. The property boasts an attractive stone façade with red-brick upper floors and benefits from high footfall from a large population of residents and commuters.

The unit is arranged over ground and lower ground floors, with a large tradeable basement and provision for a kitchen and dumb waiter. The unit will come with 3-phase power and a route for extraction.

The area is a renowned F&B destination with nearby occupiers including Evans & Peel Detective Agency, Café du Coin, Kings Mediterranean, Raitakrai Thai, La Pappardella, Troubador & Mriya Neo Bistro. Available from Autumn/Winter 2027.

Price

£125,000 per annum exclusive

Location Plan

Not to scale, indicative only

Accommodation

Floor	sq ft	sq m
Ground	1,744	162
Lower Ground	2,260	210
Total	4,004	372

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years as appropriate.

EPC

Certificate available upon request.

Rateable Value

As per the Valuation Office Agency, the subject property has a rateable value of £58,000 pa.

Interested parties are advised to make their own enquiries with the London Borough of Kensington & Chelsea

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