Location
Earls Court is a district in the Royal Borough of Kensington and Chelsea. The station is served by the District and Piccadilly lines on the boundary of Travel card Zones 1 and 2. The station footfall for 2016 was 20 million per annum; split between the Warwick Road and Earls Court Road entrances. The redevelopment of the Earls Court Exhibition Centre is likely to boost this footfall further in the long-term.

Description
The kiosk occupies a prominent location within the Earls Court Road ticket hall. The kiosk benefits from its close proximity to the ticket barriers and is one of only two retail units within the ticket hall. The unit benefits from water, drainage and power and would be suitable for a coffee or grab and go offer.

Lease
The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

EPC
An EPC has been requested from the landlord and will be provided in due course.

Accommodation

<table>
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<tr>
<th>Kiosk</th>
<th>250 sq ft</th>
<th>23.23 sq m</th>
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Rent
Offers invited in the region of £60,000 per annum or an agreed percentage of turnover net of VAT, whichever is the higher and will be exclusive of rates and service charge.

Rates
Rateable Value: £20,000 per annum
UBR 2017/18: 0.490
Rates Payable: £9,800
Interested parties are advised to verify the above with the VOA or local authority.

Legal Costs
Each party is to be responsible for their own legal costs.

Offers and Deadline
Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is 6th April 2018.
KIOSK TO LET
Station Kiosk, Earls Court Station, London SW5

MISREPRESENTATION ACT 1967 & THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested.

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