GRAHAM SIBBALD



EARLS COURT ROAD, SW5

FOR SALE







Earls Court Road, SW5

Mixed-Use Freehold Investment | Commercial Premises & Six Residential Apartments
Asking Price £2,500,000

An excellent opportunity to acquire a mixed-use freehold investment in the heart of Earl's Court, comprising commercial premises arranged over the ground and lower ground floors, together with six self-contained residential apartments across the three upper floors.

The property provides an established income stream from both commercial and residential tenants, with scheduled increases to the commercial rent.

The Property

The commercial premises occupy the ground and lower ground floors and are let to Bun & Butter Limited, trading as Smoke and Pepper, under a 15-year lease dated 3 February 2026.

The commercial unit has been comprehensively refurbished by the tenant and benefits from a lease incorporating scheduled rental increases and a tenant's break option in February 2036.

The three upper floors contain six self-contained residential apartments, comprising two one-bedroom flats and four studios. All six apartments are let and managed by tlc estate agents, producing a combined annual residential rental income of £111,119.04, including the newly agreed rent for Flat 6.

The apartments vary in condition, with some having benefited from recent refurbishment.

The property is offered for sale freehold, subject to the existing commercial lease and residential tenancies. Vacant possession will not be provided.





Investment Income

Income Annual Rent
Commercial premises: £65,000.00
Six residential apartments: £111,119.04
Combined gross annual income: £176,119.04

The quoted income assumes the Year 1 commercial rent and the newly agreed residential rent for Flat 6, before expenses.

Commercial Unit:

Tenant: Bun & Butter Limited
Lease date: 3 February 2026
Contractual term: 15 years, expiring February 2041
Tenant's break option February 2036, subject to at least six months' written notice

- £65,000 per annum
- Rent reviews Fifth and tenth anniversaries, on an upward-only open-market basis unless otherwise agreed
- Permitted use Restaurant within Class E, with ancillary takeaway.
- Rent payments Quarterly in advance
- VAT Rents expressed exclusive of VAT

Full Lease available on request

Residential Upper Floors:

1st Floor

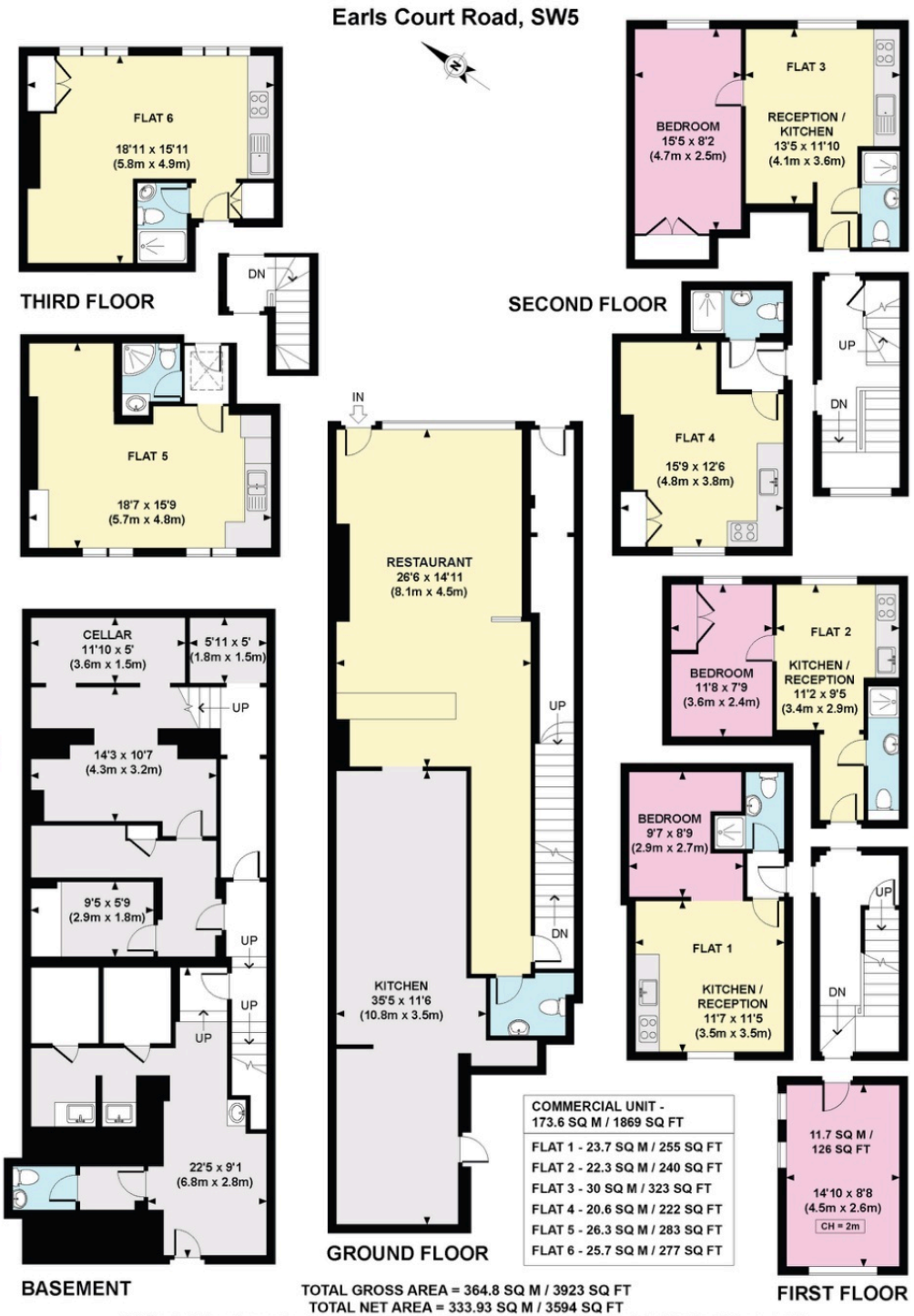
- Flat 1: Studio. 255 sq ft. Fair condition. Currently rented at £1,600/month (£19,200 per year)
- Flat 2: One Bed. 240 sq ft. Very good condition. Currently rented at £1,600/month (£19,200 per year)

2nd Floor

- Flat 3: One Bed. 323 sq ft. Good condition. Currently rented at £1,609.92/month (£19,319.04 per year)
- Flat 4: Studio. 222 sq ft. Fair condition. Currently rented at £1,300/month (£15,600 per year)

3rd Floor

- Flat 5: Studio. 283 sq ft. Good condition. Currently rented at £1,500/month (£18,000 per year)
- Flat 6: Studio. 277 sq ft. Good condition. Currently rented at £1,475/month (£17,700 per year). New Tenancy being agreed at an increased rent of £1650/month (19,800 pa)



Further Information

- Tenure: Freehold
- Residential EPC Ratings: Flats 1–4: D; Flats 5–6: E
- Commercial EPC Rating: C
- Council Tax: Band B for each residential apartment
- Local Authority: Royal Borough of Kensington and Chelsea



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