

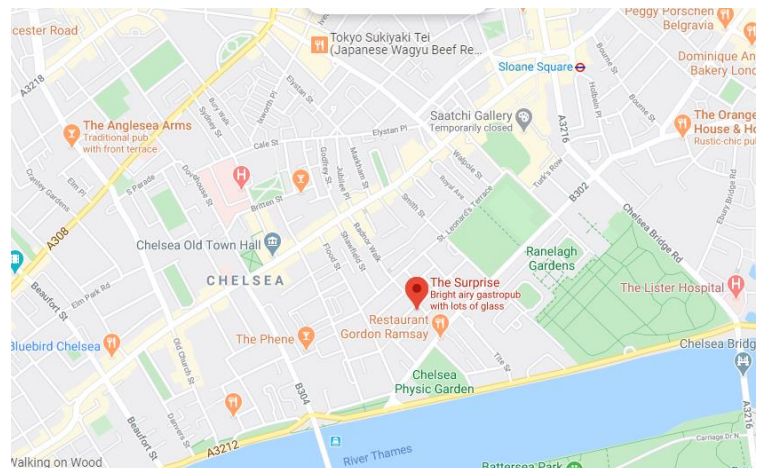


Surprise, 6 Christchurch Terrace, Chelsea, London SW3 4AJ

Summary

- Free of Tie Public House
- Ground floor and first floor trading
- Situated in a residential location
- Managers accommodation
- Good potential to develop current business

Rental offers sought for a new 10-year lease



Viewing is strictly by prior appointment with sole agents
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Location

The Surprise public house is situated on Christchurch Terrace in a residential area in Chelsea. Royal Hospital Road is in easy walking distance with operators such as Gordon Ramsay, Tesco and the National Army Museum.

The Kings Road is also a short walk away, with operators including Bluebird Chelsea, The Ivy Chelsea Garden, Oka Chelsea, Big Easy, Gail's, My Old Dutch, Waitrose and M&S. Royal Hospital Chelsea, Chelsea Physic Gardens (botanical gardens) and Chelsea Gardens are in close proximity.

[Google Street View](#)



The property consists of basement ground and first floor and has the benefit of a managers flat, which could potential be used for hotel rooms subject to consent.



The Business

The Surprise is currently operated by Youngs Brewery. There is a great opportunity to develop the current trade and business.



Terms

A new 10-year Cadogan lease will be granted outside the Landlord and Tenant act.

Rental offers sought in the region of £120,000pa.

Rates

The rateable value is £85,000.

