CHELSEA PUBLIC HOUSE, SW3





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 Davis Coffer Lyons:

Paul TallentyreConnie Start020 7299 0740020 7299 0695ptallentyre@dcl.co.ukcstart@dcl.co.ukdcl.co.ukdcl.co.uk



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.



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