



392 Kings Road, Chelsea, London SW3 5UZ

Location

The premises are located on Kings Road, close to Chelsea & Westminster Hospital. Kings Road provides an eclectic mix of restaurants, bars and retail stores and is a popular daytime and evening destination on weekdays and weekends. The area benefits from an affluent residential catchment and Sloane Square, South Kensington and Fulham Broadway Stations are all within walking distance. Local operators include Chicama, Beaufort House, Bluebird, Big Easy, Medlar, Azteca and numerous other independent and corporate operators. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy an attractive corner and are arranged over ground floor and basement. The restaurant is fully fitted to a high standard, with existing kitchens and restaurant M&E still in place. The ground floor comprises a large bar area and approximately 80 covers and the basement consists of an additional 20 covers/private dining room, kitchens, WC's and storage.

The approximate gross internal areas are as follows;

Ground Floor	1,841 sq ft	171 sq m
Basement	1,755 sq ft	163 sq m
Total	3,596 sq ft	334 sq m

Tenure

The premises are available on a new lease for terms to be agreed.

Rent

Rental offers in the region of £175,000 pax will be considered.

Planning

The premises benefits from E Class Use (A3).

Licencing

The premises benefit from a licence allowing the sale of alcohol without food at the following times:

Monday to Saturday	11.00am to 00.00am
Sunday	11.00am to 23.30pm

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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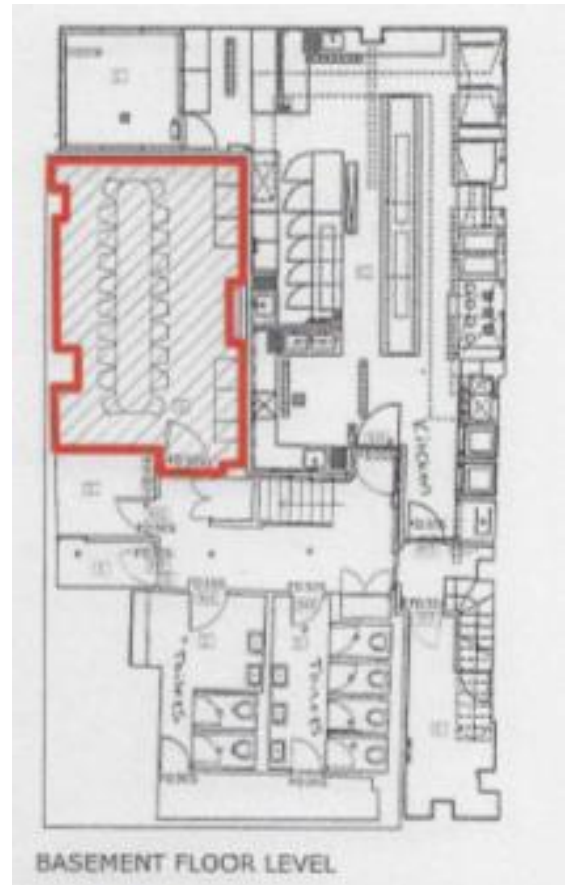
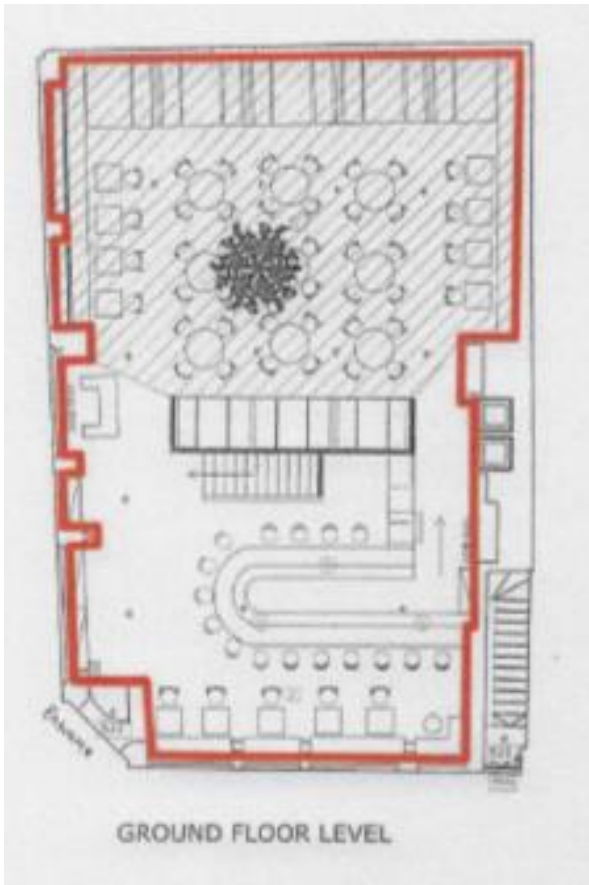
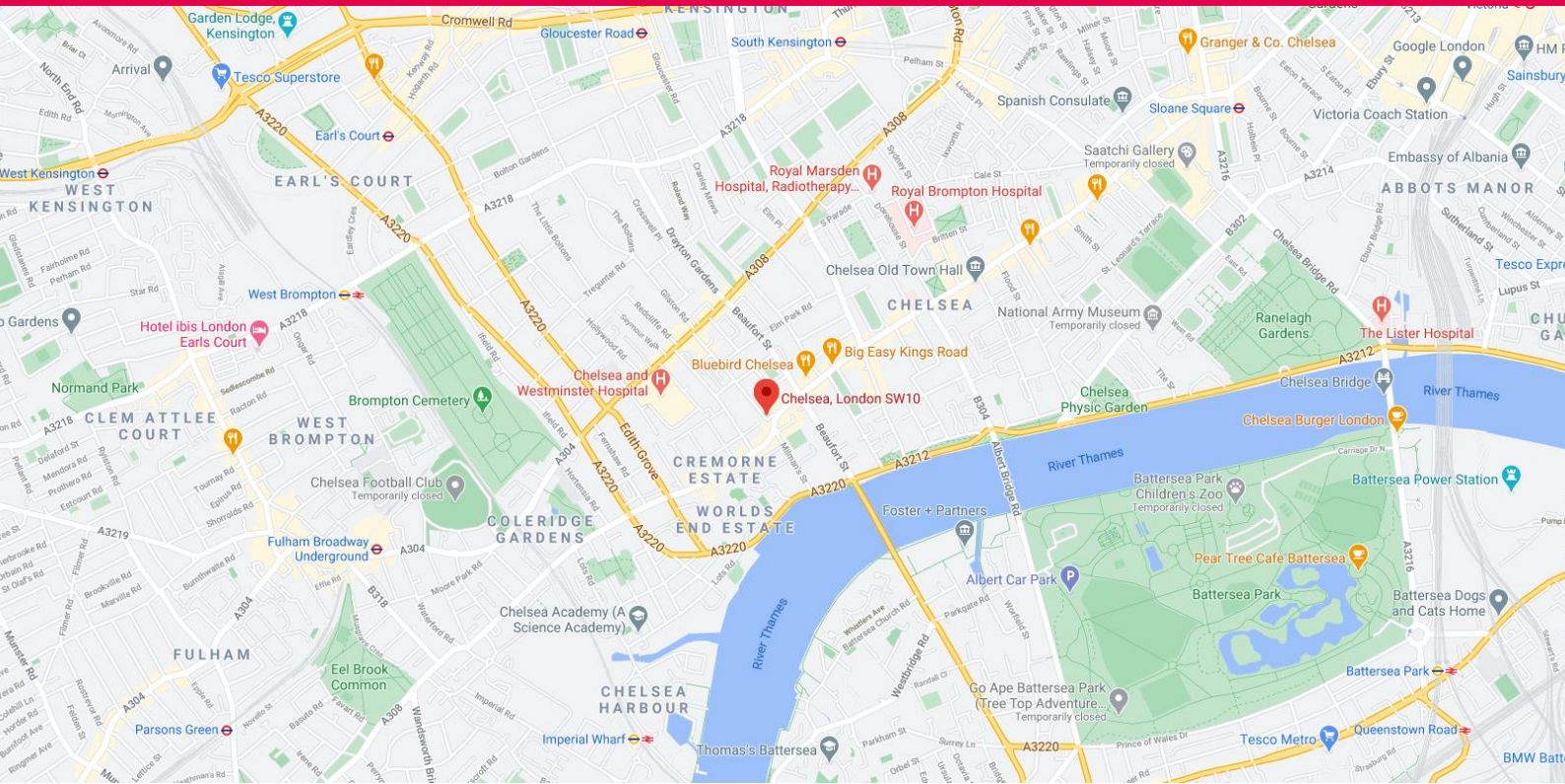
Rob Meadows
Executive Director
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**DAVIS
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NEW LEASE – KINGS ROAD, CHELSEA SW3

3,596 SQ FT FULLY FITTED RESTAURANT



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