

**TRIPLE FRONTAGE FITTED RESTAURANT
AVAILABLE ON BEHALF OF THE SLOANE STANLEY ESTATE**

TO LET

356-360 KINGS ROAD, CHELSEA, LONDON, SW3 5ET

**SHELLEY
SANDZER**

Since 1983



LOCATION:

356-360 Kings Road benefits from a triple frontage fronting Kings Road. The property is located on the north side of Kings Road close to the junction with Beaufort Street.

The accommodation sits over the ground floor and basement and is fully fitted. The kitchen is currently in the basement and the unit benefits from a dumb waiter.

Local operators include Cicama, 28-50 Wine Workshop & Kitchen, Everyman Cinema, The Cadogan Arms, Le Deli Robuchon, Medlar, Bluebird, Big Easy and La Mia Mamma.

ACCOMMODATION:

The unit is arranged over the ground and basement. Areas as follows:

GROUND FLOOR 2,278 sq. ft 211 sq. m

BASEMENT 2,234 sq. ft 207 sq. m

TOTAL 4,512 sq. ft 419 sq. m

GUIDE RENT:

£185,000 per annum exclusive subject to contract.

LEASE:

A new lease is available for a term to be agreed.

RATES:

We have been informed by Kensington and Chelsea Council of the following:

Rates Payable: £98,952 (2022/2023)

Interested parties are advised to make their own enquiries with Kensington and Chelsea Council.

SERVICE CHARGE:

Approximately £10,940 (2023/2024)

BUILDING INSURANCE:

Approximately £4,130

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

EPC:

Available on request.

VIEWINGS:

Strictly by appointment by sole agents Shelley Sandzer:

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