

**DOUBLE FRONTAGE RESTAURANT  
AVAILABLE ON BEHALF OF THE SLOANE STANLEY ESTATE**

**TO LET**

**312-314 KINGS ROAD, CHELSEA, LONDON, SW3 5UH**

**SHELLEY  
SANDZER**

*Since 1983*



**LOCATION:**

312-314 Kings Roads benefits from a double frontage fronting Kings Road. The property is located on the north side of Kings Road. The accommodation sits over the ground floor and basement.

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** 1,835 sq. ft 170 sq. m

**BASEMENT** 2,055 sq. ft 190 sq. m

**TOTAL** 3,890 sq. ft 361 sq. m

**GUIDE RENT:**

£175,000 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: £95,744 (2022/2023)

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

**SERVICE CHARGE:**

Approximately £6,200 (2023/2024)

**BUILDING INSURANCE:**

Approximately £2,544

**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:

Tony Levine  
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