



Kings Road

London, SW10

Chelsea/Fulham Corner Restaurant/Bar Lease For Sale - Trading With Good Profits

2,800 sq ft
(260.13 sq m)

- Prominent Corner Position
- Approximately 100 Covers
- Outdoor Terraces
- Refurbished in January 2026
- Two Fully Fitted Kitchens
- Premises Licence in Place

Kings Road, London, SW10

Summary

Available Size	2,800 sq ft
EPC Rating	Upon enquiry

Description

A large, fully fitted restaurant arranged over ground floor and basement, providing a bar, main and private dining rooms, a ground floor pizzeria kitchen and a basement kitchen with storage. There are approximately 50 internal covers and 50 external covers across the outdoor areas. The restaurant was refurbished in January 2026 and is offered with its fixtures, fittings and equipment.

Location

The premises occupy a highly visible corner position in Chelsea, within an established West London shopping and dining area. The wider restaurant scene includes Bluebird Chelsea, The Ivy Chelsea Garden and Elystan Street. The precise location is available to qualified parties on request.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,400	130.06
Basement	1,400	130.06
Outdoor - Terrace	410	38.09
Total	3,210	298.21

Tenure

Available by way of an assignment of the existing lease, expiring in November 2031. The lease is held outside the security of tenure provisions of the Landlord and Tenant Act 1954. The landlord is open to discussing a lease extension, subject to agreement.

Passing Rent

£75,000 per annum exclusive.

Profits

YE 2025 - £115,000 EBITDA

VAT

All prices quoted may be subject to VAT if applicable.

Planning/Licence

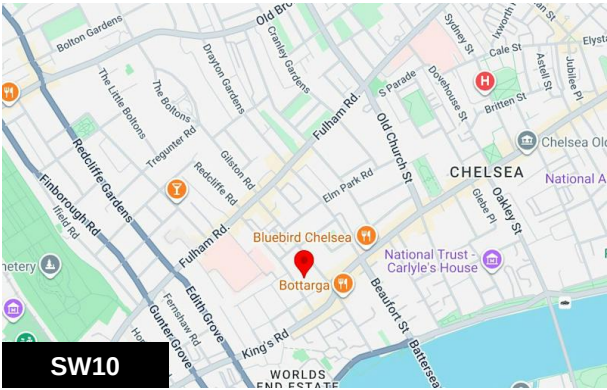
The premises benefit Class E planning and a premises licence allowing the sale of alcohol from 10:00 to 00:00.

Premium

Offers in region of £200,000 for the benefit of the Leasehold interest, License and all fixtures and fittings

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



David Kornbluth
07507880040
davidk@cdgleisure.com