



## Kings Road Chelsea

London, SW10

### Well Established 400 Capacity Bar/Restaurant

10,500 sq ft  
(975.48 sq m)

- Beautiful Fit Out
- 12am Bar Licence
- Excellent Transport Links
- 400 Person Capacity
- Affluent Location

# Kings Road Chelsea, London, SW10

## Summary

Available Size	10,500 sq ft
EPC Rating	Upon enquiry

## Description

Beautifully fitted out as a Bar/Restaurant entirely in the basement with a capacity of 220 seated and 400 standing. the premises also benefits from a fully fitted kitchen with extraction.

## Location

Prominently located on the King's Road in the heart of the affluent area of Chelsea in SW London, nestled amongst high quality retail and other Restaurant & Bar operators.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	10,500	975.48
<b>Total</b>	<b>10,500</b>	<b>975.48</b>

## Tenure

An assignment of the existing FRI lease due to expire in approx. 11 years with upward only rent reviews every 5 years. The lease is granted inside the L&T act 1954.

## Rent

On Application.

## Premium

On Application.

## VAT

May be applicable to the premium and rent.

## Planning/Licencing

The premises benefit from E Class use with a premises licence in place to serve alcohol with or without the provision of table meals until Midnight every day of the week except Sunday.

## Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending closure.

## Holding Deposit

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



## Viewing & Further Information



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