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Lease Assignment



4 Sydney Street

Chelsea, SW3 6PP

Beautiful Chelsea Neighbourhood Restaurant

3,400 sq ft

(315.87 sq m)

- Affluent Neighbourhood Location
- Low Passing Rent
- Full Kitchen Extraction
- Alcohol Licence in Place
- Fitted out to a very good standard
- Seating for approx. 90 Covers

4 Sydney Street, Chelsea, SW3 6PP

Summary

Available Size	3,400 sq ft
Passing Rent	£45,000 per annum
EPC Rating	Upon enquiry

Description

The premises are fully fitted out as an upmarket Malaysian restaurant accommodating approx 70 covers on the raised ground floor level. The lower ground floor has a separate bar area, small prep area, and a private dining/conference room with approx 20 seats. The basement houses the fully equipped kitchen together with male and female restrooms, cloakroom, small office, and ample storage facilities.

Location

The unit is well located on Sydney Street, just off the Fulham Road in a busy affluent neighbourhood in Chelsea. Nearby operators include Patara, PJ's Chelsea Brasserie, and Ralph Lauren, and countless high end boutiques and exclusive retailers. Transport links are excellent, with South Kensington Underground Station being only a 5 minute walk from the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,050	97.55
Lower Ground	1,150	106.84
Basement	1,200	111.48
Total	**3,400**	**315.87**

Tenure

An assignment of the existing lease for a term of 10 years expiring on 27th January 2032, and rent review on 28th January 2027.

Rent

£45,000 per annum exclusive.

Premium

Offers in the region of £95,000. The premium will include the leasehold interest, fixtures and fittings (subject to inventory).

VAT

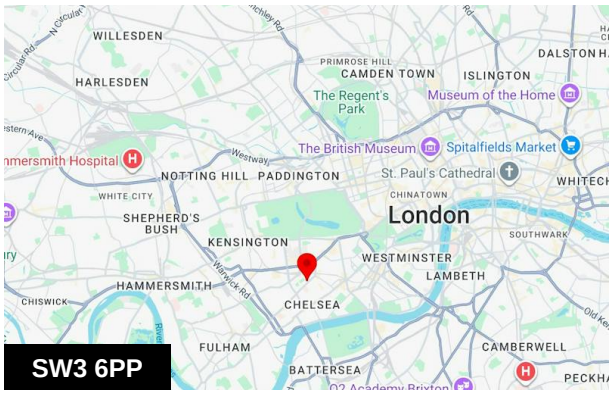
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

The restaurant benefits from class E(b) planning use, and has a premises license in place which allows the sale of alcohol until midnight Monday to Thursday, Sunday until 11.30pm, and 1am Friday and Saturday.

Holding Deposit

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







Viewing & Further Information



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