

A3 RESTAURANT TO LET

LONDON SW3

312 - 314 KING'S ROAD



Location

The restaurant is located on the north side of King's Road, forming part of the terrace between Old Church Street and The Vale. The area is home to many independent retailers, bars and restaurants.

Nearby occupiers include **Love My Human**, **Peruvian Connection**, **The Big Easy**, **Humble Pizza**, **Raffles**, **The Ivy Chelea Garden**, **Joe & The Juice**, **Peggy Porschen** and **Bluebird**.

Accommodation

The property is arranged over ground and lower ground floors comprising the following approximate areas:

Ground Floor	1,835 sq ft	170.48 sq m
Lower Ground Floor	2,055 sq ft	190.91 sq m
Total	3,890 sq ft	361.39 sq m

Rent

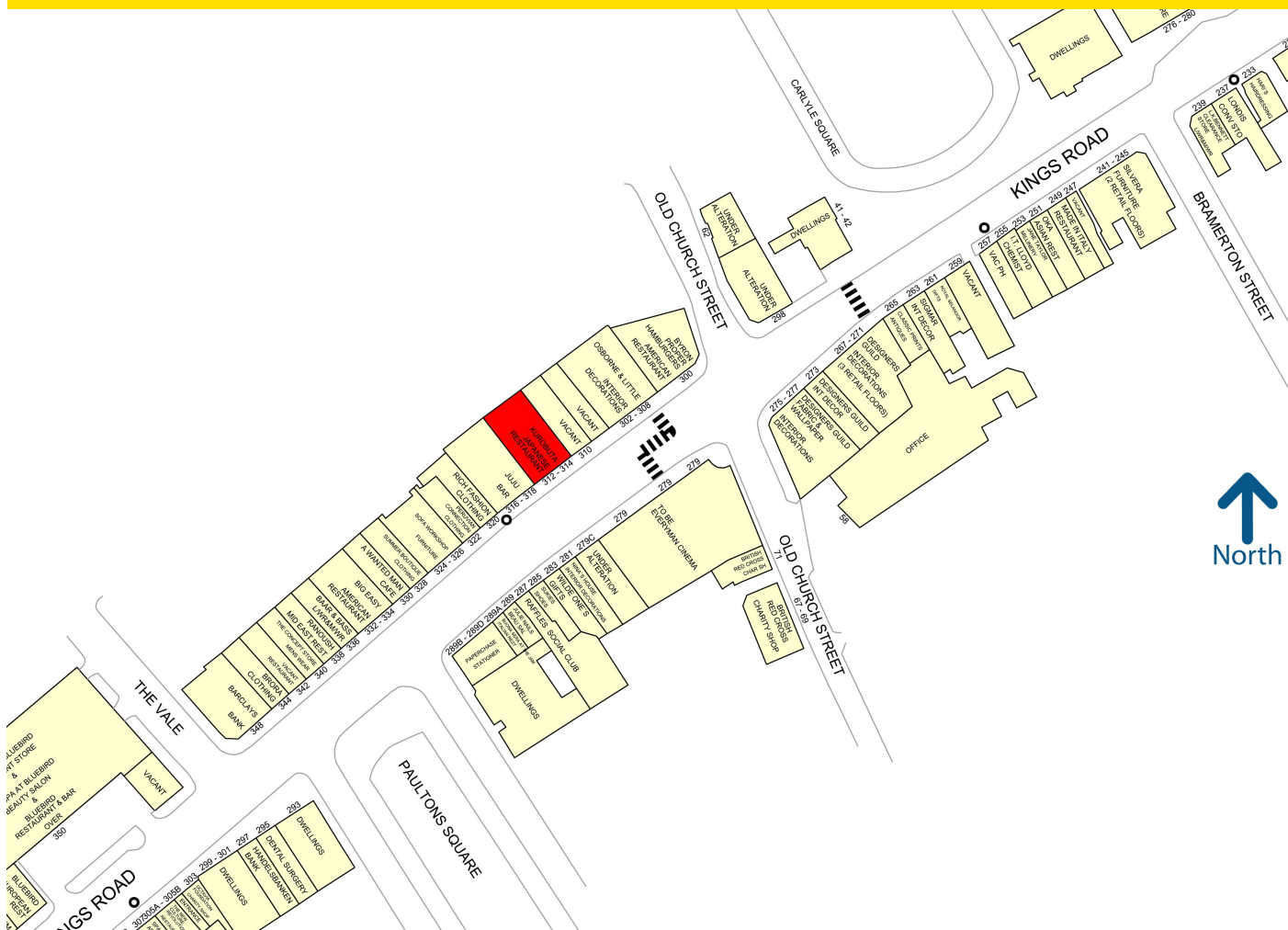
Price on application.

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

savills.co.uk

savills



Tenure

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Legal Costs

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

Licensing

The most recent premises license, alcohol to be served with food - Monday to Sunday 10:00 to 24:00 hrs.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£187,000
Rates Payable (2019/2020)	£ 95,557

(Interested parties are advised to make enquiries with the Local Authority.)

EPC

EPC Rating - E (102)

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only through joint agents:

Lily Harral
lily.harral@savills.com
020 3618 3515

Tiffany Luckett
tluckett@savills.com
020 7758 3878

or Miles Commercial
Ian Simpson
020 7590 8957

Ross Crummey
020 7581 9711

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

July 2019

