

# RESTAURANT TO LET

## 312-314 King's Road

CHELSEA, LONDON. SW3



### Contact

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Or via Tiffany Luckett, our joint agent at Savills - 020 7758 3878

### 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 restaurant is arranged over ground floor and lower ground and comprises the approximate areas as follows:-

Ground floor	1,835 sq.ft	170.48 sq.m
Lower ground	2,055 sq.ft	190.91 sq.m
<b>Total</b>	<b>3,890 sq.ft</b>	<b>361.39 sq.m</b>

### Rent

Upon application

### Lease

A new lease available for a term to be agreed, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be subject to annual RPI increases.

### Planning

Permitted use - restaurant (A3) use.

### Licensing

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

### Rates

Interested parties are advised to make their own enquiries with RBKC rates department.

### EPC

Available on request

### Legal Costs

Each party to bear their own

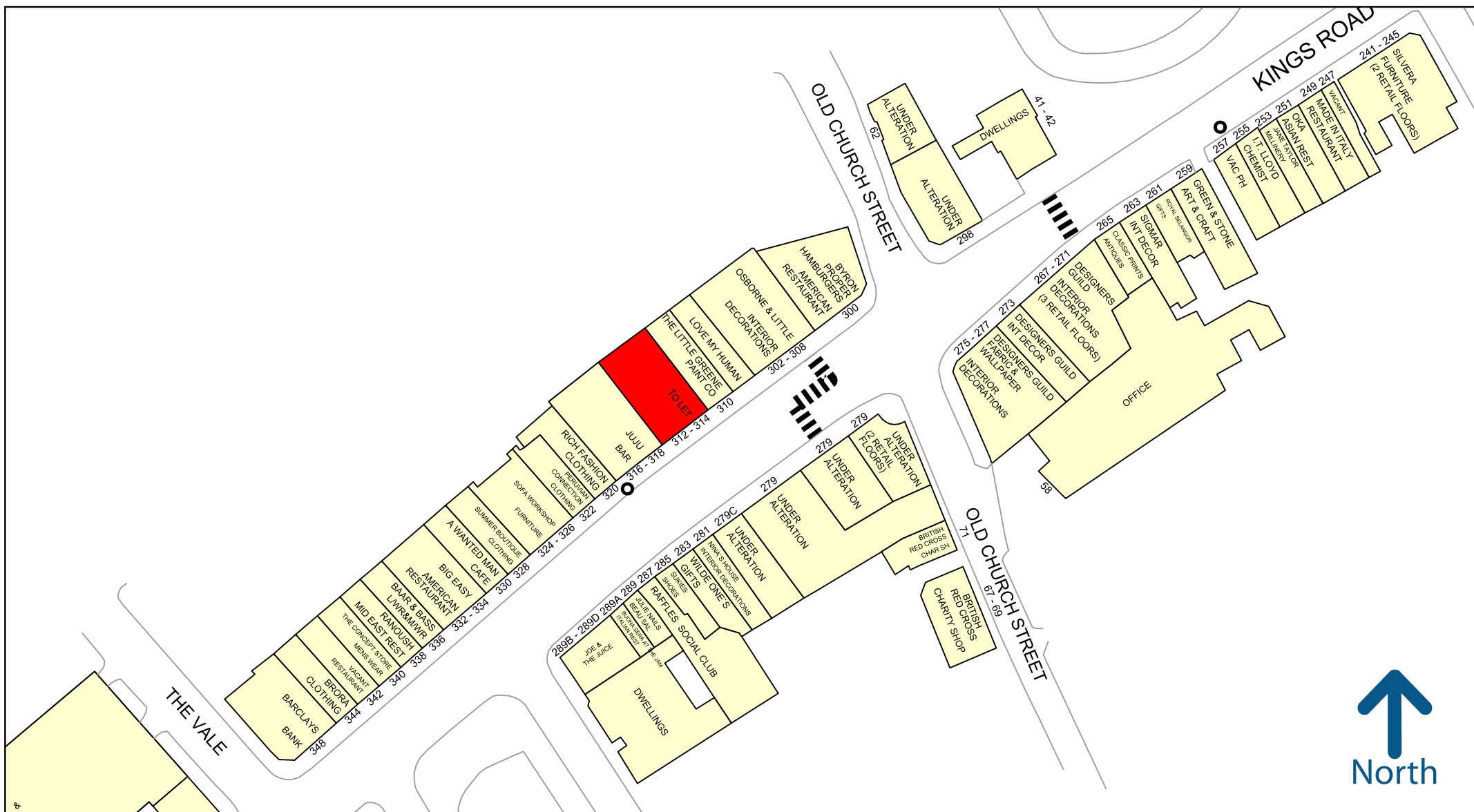
### Viewings

Strictly by prior appointment via joint sole agents:



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50 metres

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