

342 King's Road, Chelsea London, SW3



Prime Restaurant Unit Located on Prestigious Kings Road

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Location

The premises are located on the northern side of the King's Road, in the parade between Old Church Street and The Vale. Nearby occupiers include 28-50, The Ivy Asia, JKS's Cadogan Arms, The Big Easy, Raffles, The Ivy Chelsea Garden, OKA, Bluebird and Joe & The Juice.

Rent

£80,000 per annum exclusive.

Tenure

The premises are available by way of a new lease for a term of 10 years. The lease will be contracted outside the 1954 Landlord & Tenant Act (Part II) as amended.

The lease will be subject to annual RPI increases.

Accommodation (NIA)

The premises is arranged over ground and lower ground with the following floor areas:

Description	sq ft	sq m
Ground Floor	800	75.06
Lower Ground	469	43.57
Total	1,277	118.63

Planning

Class E

Business Rates

The proposed rateable value from 1st April 2023 will be £105,000.

Interested parties are advised to make their own enquires with RBKC's rating department.

EPC

Available upon request.



Legal Costs

Each party to bear their own legal and professional fees.

Further Information and Viewing

Viewings are by appointment only via joint sole agents:

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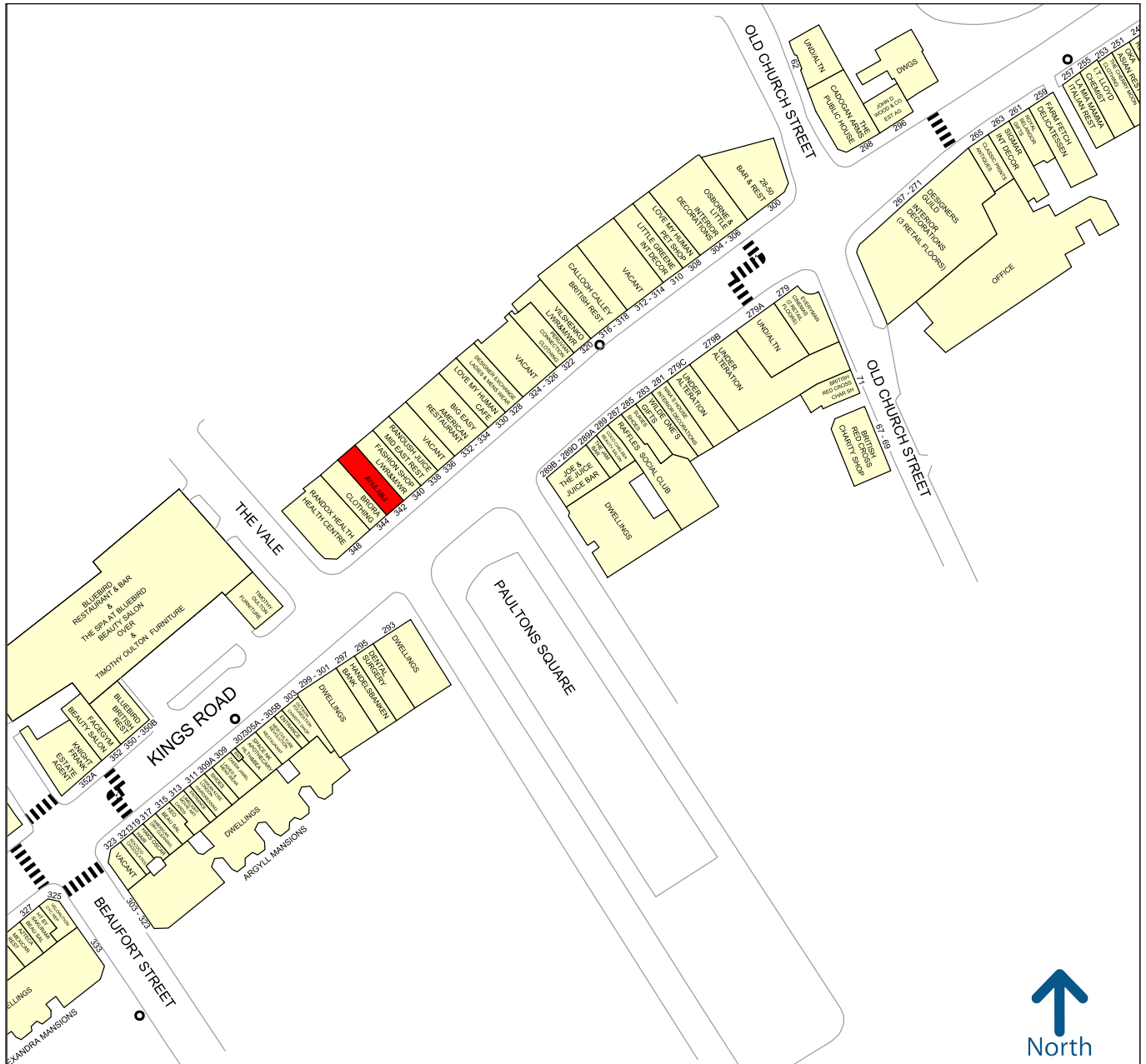
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Location Plans

Not to scale, indicative only



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