



177 New Kings Road, London SW6 4SW

### Location

The premises are in a desirable location on New Kings Road, a short walk to both Parsons Green and Parsons Green Underground Station. Nearby operators include Strada, Natasha Coote fashion, Unique Upholsterers, Hari's Hairdressers, Cavendish Medispa, Papouelli fashion and Vicino restaurant.

For a better understanding of the location please review [Google Street View](#)

### Description

The ground floor can accommodate approximately 50 covers. There is also a demised external terrace to the front of the restaurant which can cater for 14 covers. We understand the approximate gross internal areas to be as follows:

Ground Floor	106 sq m	571 sq ft
Basement	38 sq m	418 sq ft
Terrace	22.8 sq m	245 sq ft
Total	166.8 sq m	1,234 sq ft

### Tenure

A new lease will be available.

### Rent

Offers in excess of £50,000 pax.

### Planning / Licensing

The premises benefit from A3 planning.

The premises licence, allows for the sale of alcohol as follows:

Monday to Saturday	08.30am to 11.20pm
Sunday	08.30am to 10.50pm

### Further Details

An EPC has been commissioned and can be arranged request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

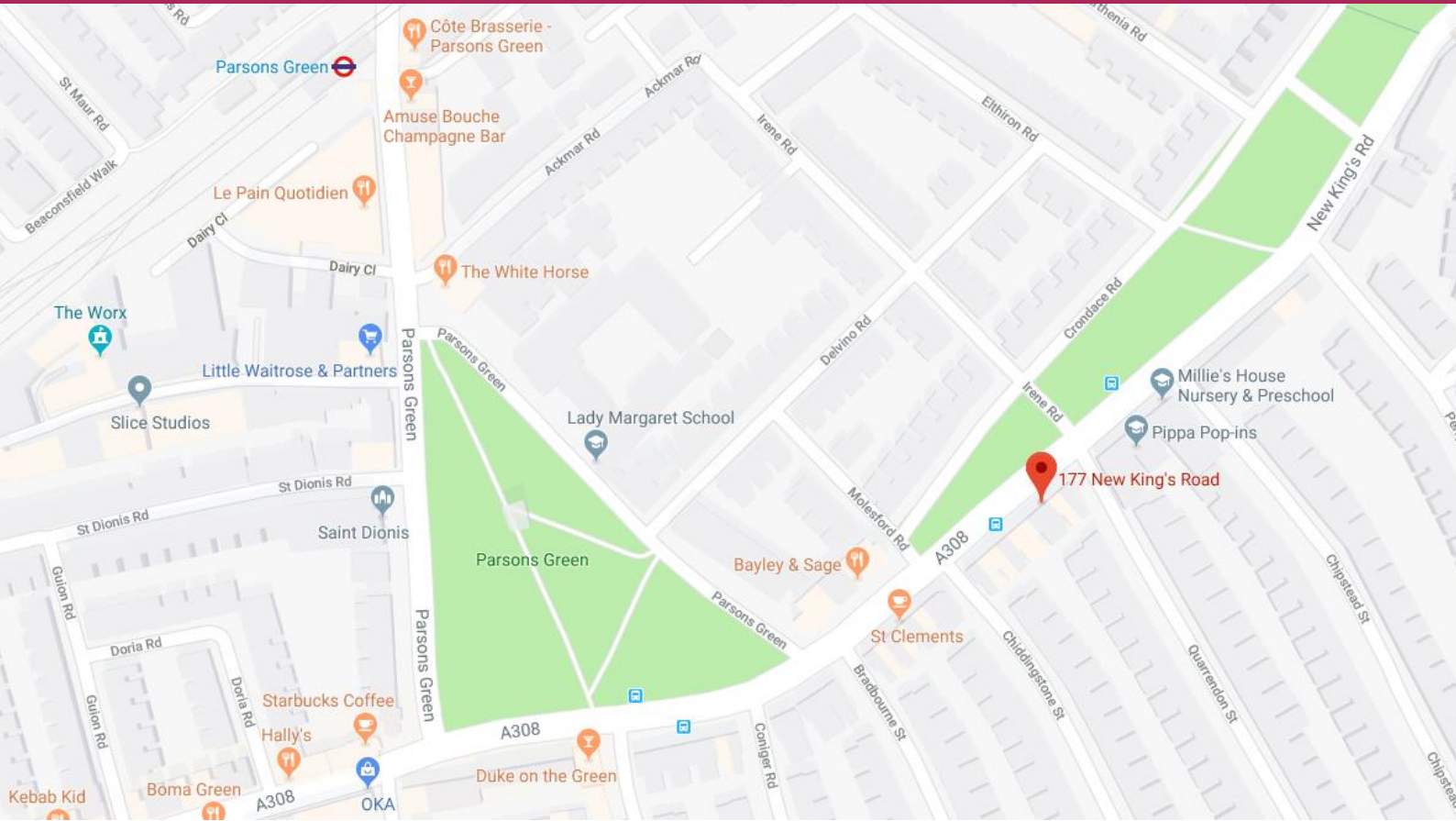
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**DAVIS  
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**NEIGHBOURHOOD RESTAURANT – NEW LEASE  
1,234 SQ FT, PLUS OUTSIDE SEATING  
PARSONS GREEN, SW6**



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