



351 Fulham Road, Chelsea, London, SW10 9TW

Location

The premises are located on the Fulham Road in Chelsea, close to the Chelsea & Westminster Hospital. The area benefits from high footfall and an affluent residential catchment. Local operators include Goat, Gail's, Maggie's Club, Sophie's Steakhouse, Hache and numerous other independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The restaurant is fully fitted to a high standard and is a potential turn-key operation. The premises is arranged over ground floor only and comprise the main trading area, a bar area, WC's and kitchen to the rear.

We understand the gross approximate areas to be as follows:

Ground Floor	112 sq m	1,208 sq ft
Total	112 sq m	1,208 sq ft

Tenure

The premises are held on a 15 year lease expiring December 2030 at a passing rent of £75,000 pa, subject to five yearly rent reviews, held inside the Landlord & Tenant Act 1954. There is a tenant break option in September 2020.

Planning / Licensing

The premises benefits from A3 planning permission.

There is a premises licence in place allowing the sale of alcohol. Details are as follows;

Monday to Thursday	10:00 am – 00:00 pm
Friday	10.00 am – 00.30 am
Saturday	11.00 am – 00.30 am
Sunday	12.00 pm – 00.00 am

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 Coffey Lyons: dcl.co.uk

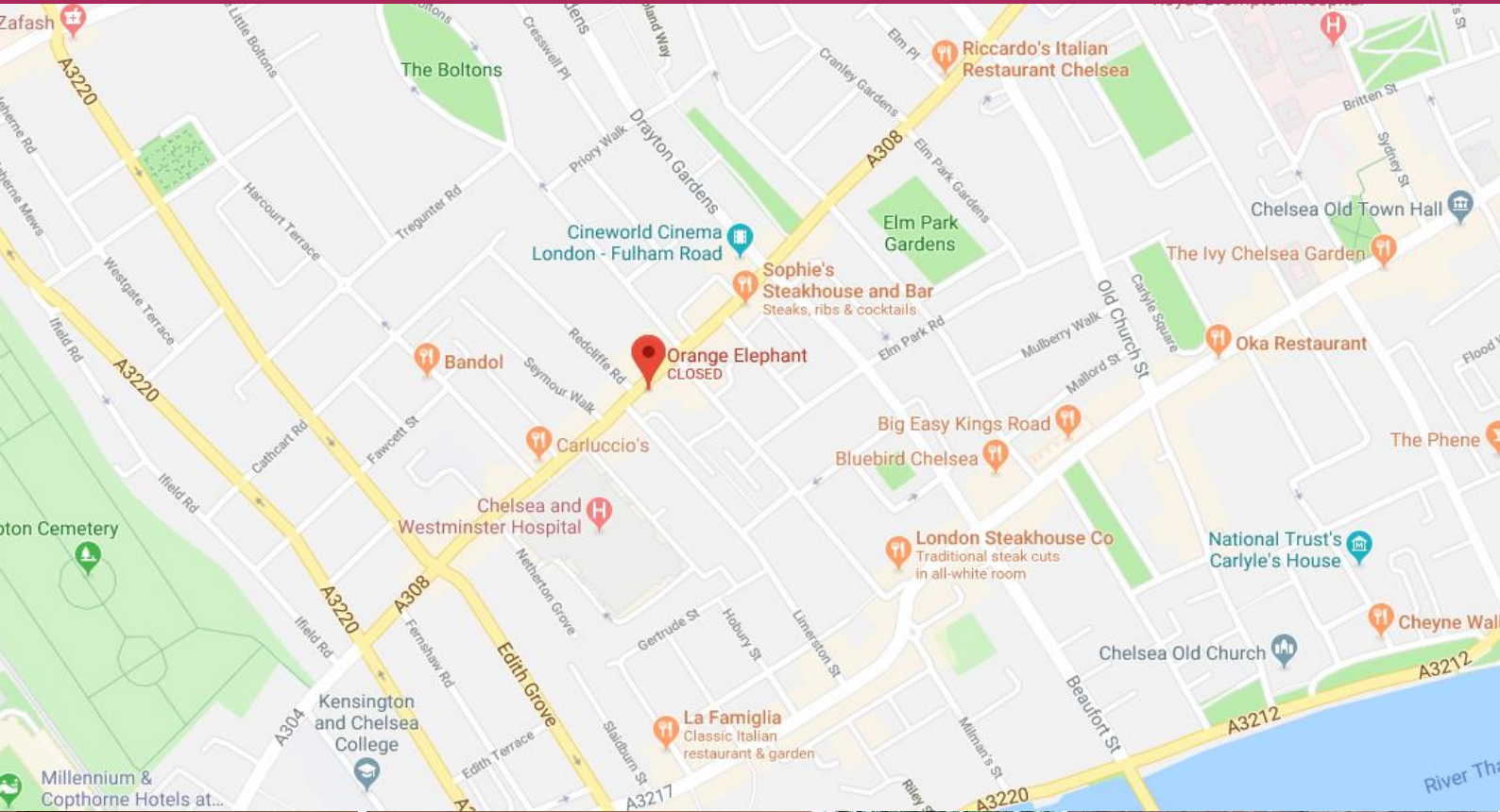
Rob Meadows
Director
0207 299 0738
rmeadows@dcl.co.uk

Louie Gazdar
Agent
0207 299 0745
Lgazdar@dcl.co.uk



**DAVIS
COFFER
LYONS**

**NIL PREMIUM – LEASE FOR SALE
FULLY FITTED A3 OPPORTUNITY
APPROX 1,208 SQ FT RESTAURANT, CHELSEA SW10**



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.