



## 79 Royal Hospital Road, Chelsea, London, SW3 4HN

### Location

Royal Hospital Road sits in the heart of Chelsea close to Chelsea Embankment and the world-famous Kings Road. Benefiting from an extremely affluent residential catchment area, the neighbourhood is popular with both professionals, families and tourists. Nearby operators include Restaurant Gordon Ramsay, The Surprise, Chelsea Psychic Garden, The Phene and La Delizia as well The National Army Museum. For a better understanding of the location please review [Google Street View](#).

### Description

The premises occupy an attractive frontage and are arranged over ground and lower ground floors. At ground floor, there is a servery bar with high stool seating along with table seating to the rear. The lower ground floor provides further customer seating with three additional booths in 'The Vaults'. The premises also benefit from a fully fitted kitchen, cold store and pot wash plus customer WC. It is understood there is potential for outside seating to the front for 4 tables and 8 chairs subject to licensing.

We understand the approximate Gross Internal Area to be:

Ground	44 sq m	470 sq ft
Basement	64 sq m	688 sq ft
Vaults	18 sq m	197 sq ft
<b>Total</b>	<b>126 sq m</b>	<b>1,355 sq ft</b>

### Tenure

The premises are available on a new lease on terms to be agreed. Rent on application.

### Planning

The premises benefits from E Class Use.

### Business Rates

The premises have a rateable value of £44,500. All interested parties are advised to enquire with the Local Authority.

### Licensing

The premises benefit from a license permitting sales of alcohol at the following times:

Monday – Friday	10:00 – 00:00
Saturday	11:00 – 00:00
Sunday	12:00 – 23:30

### Further Details

An EPC has been commissioned and can be arranged upon 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  
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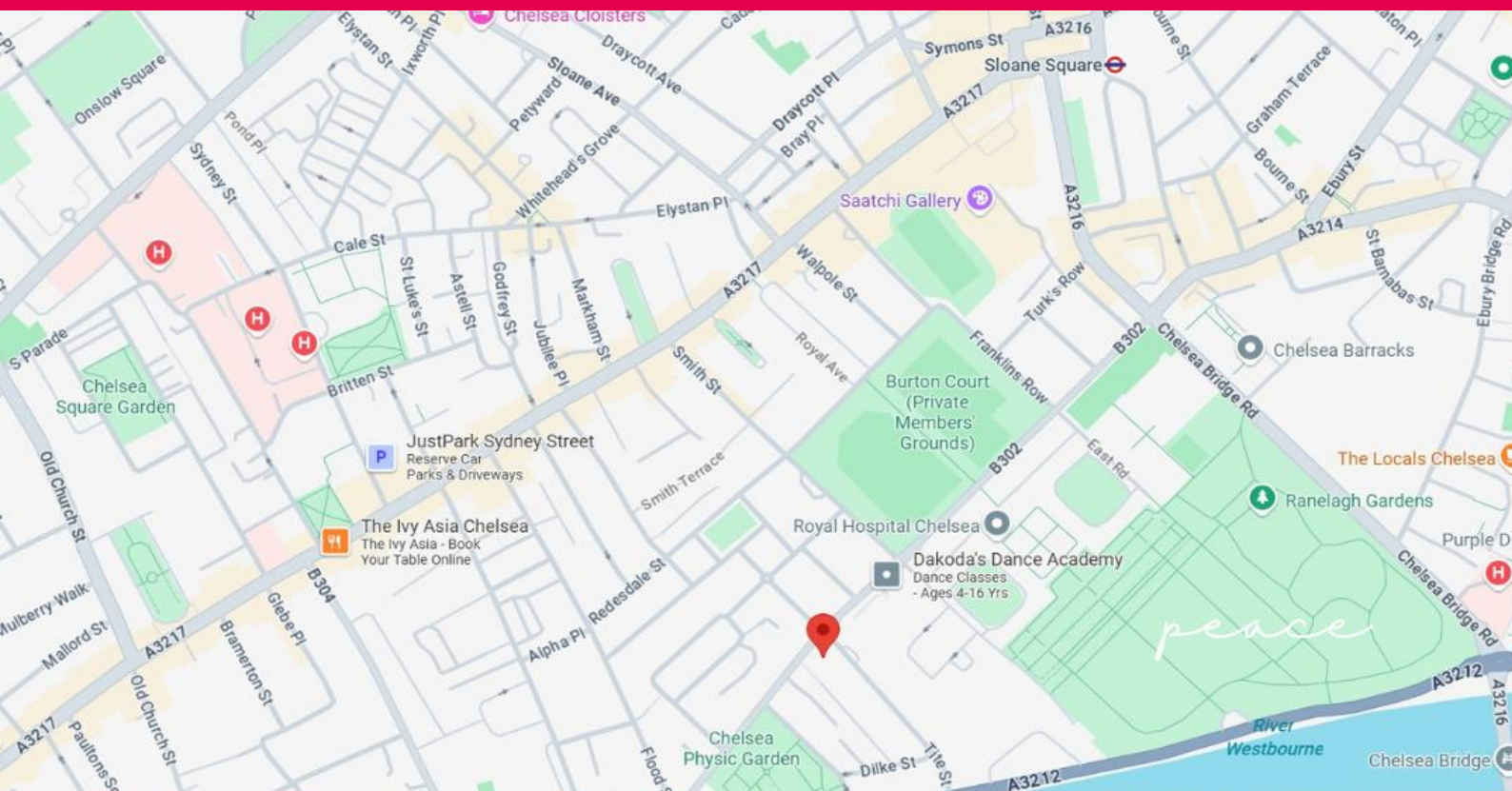




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**NEW LEASE – CHELSEA, SW3**

**1,355 SQ FT FITTED RESTAURANT**



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