



566 Kings Road, London SW6 2DY

Location

The premises are located on Kings Road, forming part of an established retail parade set within the Chelsea Design Quarter in the affluent Fulham neighbourhood. The area benefits from a large residential and commercial catchment and is situated close to Chelsea Harbour and Stamford Bridge, which sees significant footfall on weekends and match/event days. Local operators include Boha London, Jaks, Guinevere Antiques, Camerich, Sonya and Trowbridge Gallery, as well as numerous other independent operators. For a better understanding of the location please review: [Google Street View](#)

Description

The premises occupy an attractive single fronted shop and are arranged on ground floor only. The unit benefits from a forecourt for outside seating and a rear garden. The premises are fully fitted as a coffee shop, which previously traded as Costa Coffee. The unit provides approximately 35 covers, bar servery, WC's and ample storage and prep rooms.

The approximate gross internal areas are as follows:

Ground Floor	1,240 sq ft	115 sq m
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Term

A new lease for terms to be agreed.

Rent

Rental offers in the region of £49,500 per annum exclusive.

Planning

The premises benefit from E Class Use.

Business Rates

The premises has a rateable value of £38,500. Interested parties are advised to confirm this with the local authority.

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 Davis Coffey Lyons:

Louie Gazdar
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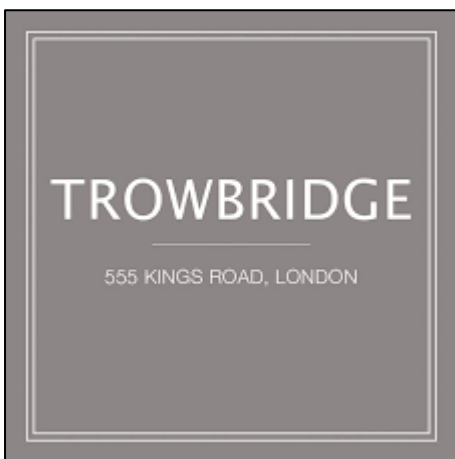
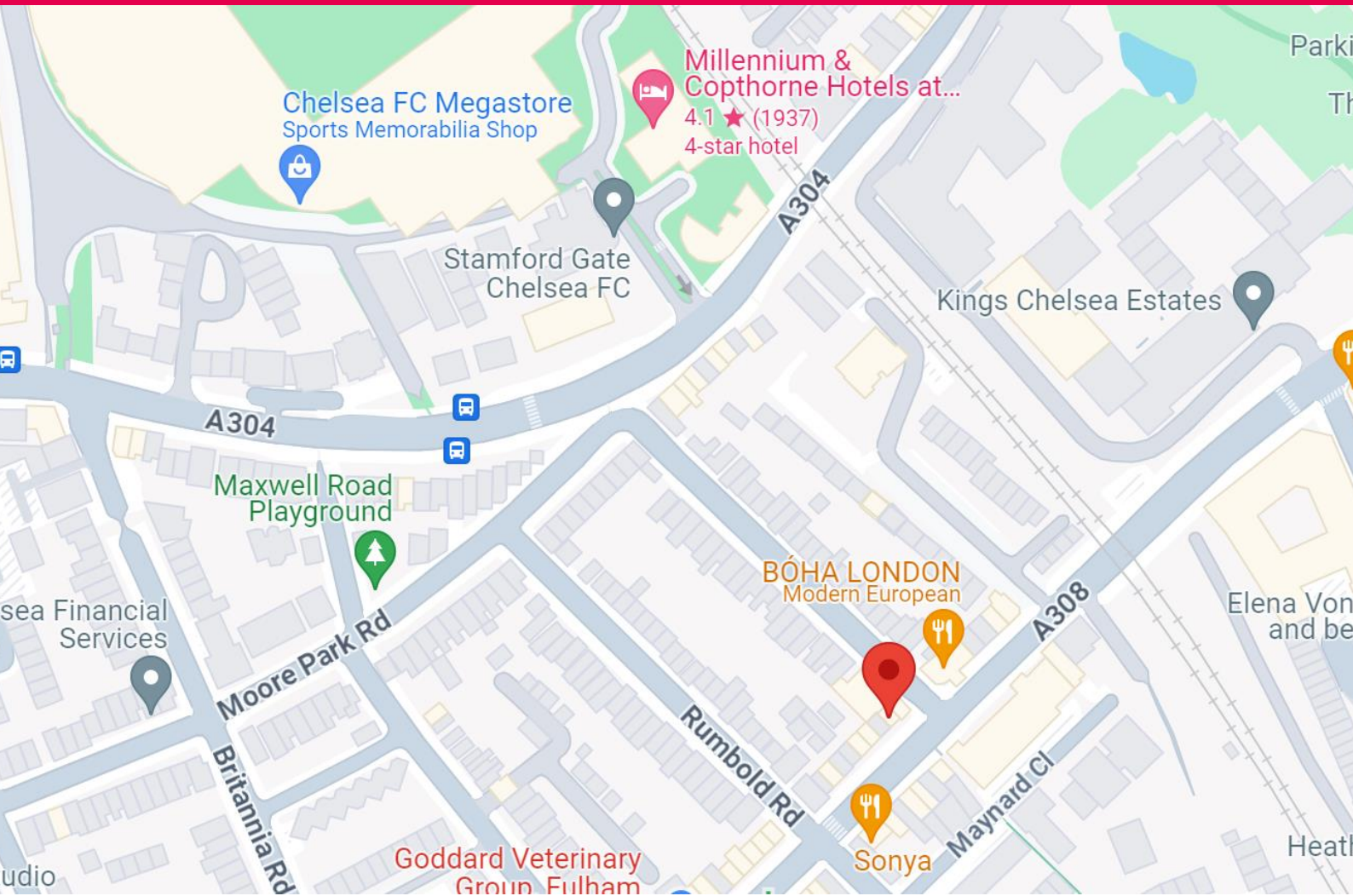
Phoebe Brydon
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**DAVIS
COFFER
LYONS**

TO LET – KINGS ROAD, SW6

1,240 SQ FT FITTED COFFEESHOP (E CLASS) WITH OUTSIDE SEATING



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