



Ollie's House, 236 Fulham Road, Chelsea, London SW10 9NB

Location

The premises are located on the corner of Fulham Road and Hollywood Road, opposite Chelsea and Westminster Hospital. The area provides a significant residential and commercial catchment and benefits from high footfall. Local operators include Chelsea Creperie, Rosa's Thai, B Bagel, Pizza Express, Gails, Pret and numerous other independent and corporate operators. For a better understanding of the location please review: [Google Street View](#)

Description

The premises occupy an attractive corner unit and are arranged over ground floor and basement. The restaurant is fully fitted and provides approximately 134 covers, bar area and WC's at ground floor, with kitchens and storage in the basement. The approximate gross internal areas are as follows:

Ground Floor	2,885 sq ft	268 sq m
Basement	1,647 sq ft	153 sq m
Total	4,532 sq ft	421 sq m

Terms

The premises are held on a lease expiring in 2036 at a passing rent of £150,000 per annum exclusive.

Premium

Premium offers invited.

Planning / Licencing

The premises benefit from E Class Use.

There is a premises licence in place allowing the sale of alcohol at the following times:

Monday to Saturday	10.00am to 00.00am
Sunday	12.00pm to 23.30pm

Business Rates

The premises has a rateable value of £211,000. Interested parties are advised to confirm this with the local authority.

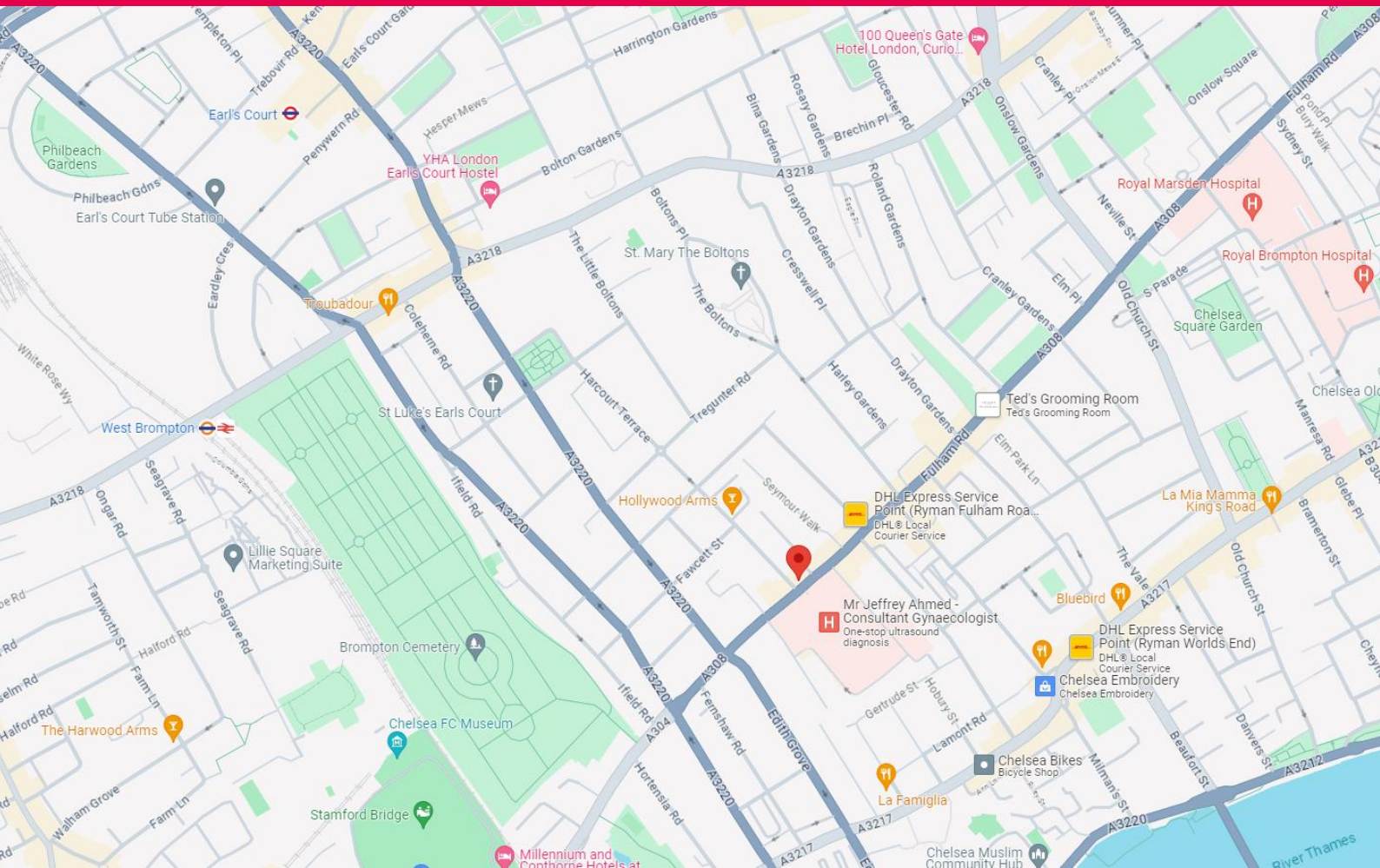
Further Details

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:

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