



351 Fulham Road, Chelsea, London SW10 9TW

Location

The premises are located on Fulham Road in Chelsea, nearby to Chelsea and Westminster Hospital. The local area benefits from an affluent residential catchment with high levels of footfall 7 days a week. Local operators include Gails, Bayley and Sage, Marta, Josephine, Sophie's Steak House and Badiani amongst numerous other independent and corporate operators. For a better understanding of the location please review: [Google Street View](#).

Description

The premises is arranged over ground floor only, providing an open plan dining area. It will be handed over in partly fitted condition ready for incoming operators fit out.

The approximate gross internal areas are as follows:

Ground Floor	112 sq m	1,208 sq ft
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Please note all equipment on site will be removed

Terms

The premises are available by way of new lease for terms to be agreed.

Rent

Offers in the region of £75,000 will be considered.

Planning / Licencing

The premises benefit from E Class Use.

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

Monday to Thursday	10:00 to 24:00
Friday	10:00 to 00:30
Saturday	11:00 to 00:30
Sunday	12:00 to 24:00

Business Rates

The premises has a rateable value of £78,500. Interested parties are advised to confirm this with the local authority.

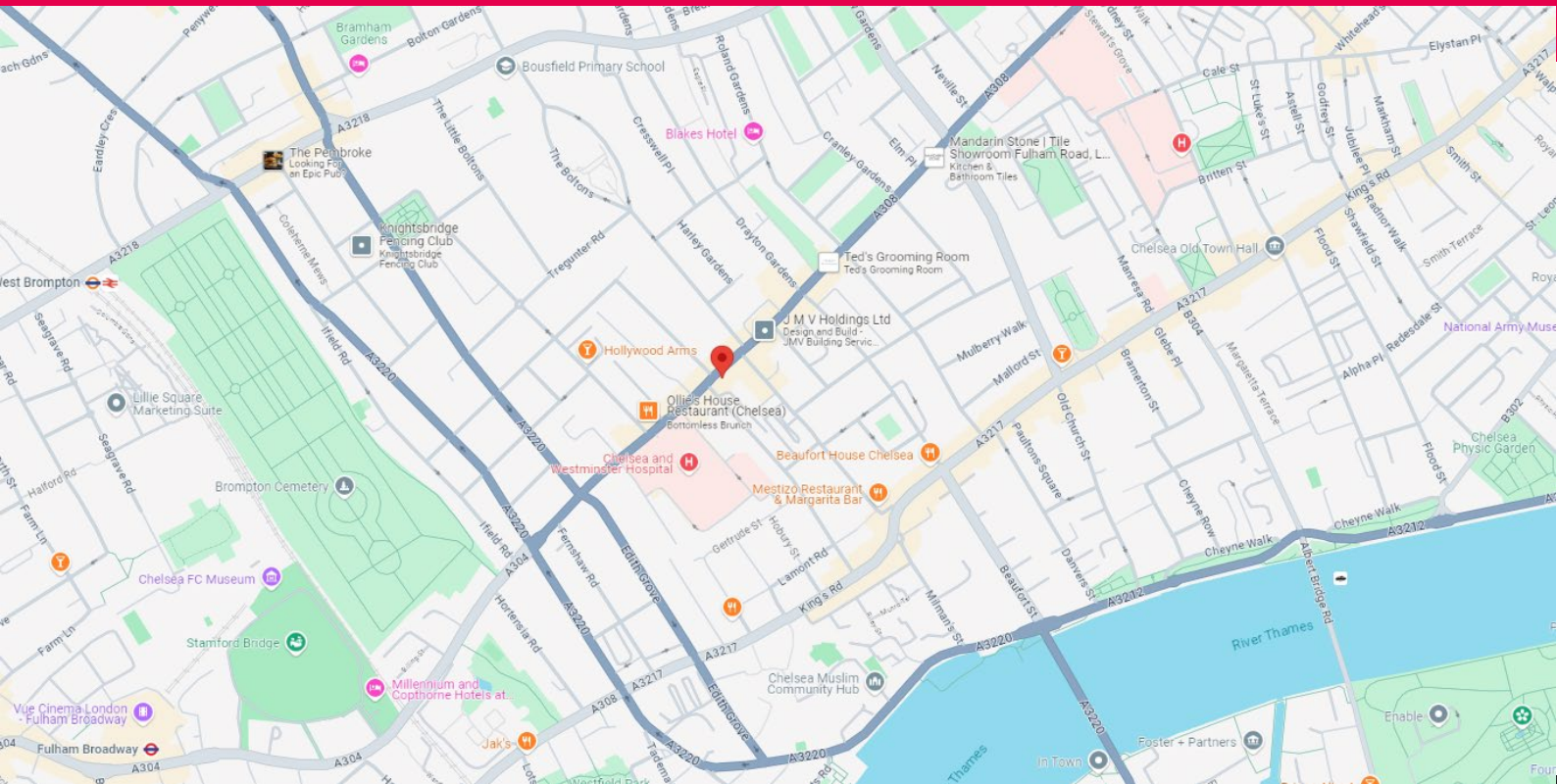
Further Details

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 Coffery Lyons:

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