



**312-314 King's Road, Chelsea, London, SW3 5UH**

**Location**

The restaurant is located on the north side of King's Road, close by to Chelsea & Westminster Hospital and opposite the new Everyman Cinema. The area benefits from an affluent residential catchment and is a popular and busy drinking/dining destination both on weekdays and weekends. Nearby operators include Raffles, Callooh Callay, The Ivy Chelsea Garden, Big Easy, OKA, Bluebird and numerous other independent and corporate operators.

For a better understanding of the location please review [Google Street View](#)

**Description**

The restaurant is arranged over ground floor and lower ground floor and benefits from existing M&E and kitchen extract. The unit can be provided in its existing condition or as a shell.

We understand the approximate Gross Internal Area to be:

Ground Floor	170 sq m	1,835 sq ft
Lower Ground	191 sq m	2,055 sq ft
<b>Total</b>	<b>361 sq m</b>	<b>3,890 sq ft</b>

**Tenure**

A new lease is available for a term to be agreed. Rental offers invited.

**Planning and Licensing**

The premises benefits from restaurant use (A3/E Class).

The premises benefit from a licence allowing the sale of alcohol from Monday to Sunday 10:00am to 12:00am.

**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: [dcl.co.uk](http://dcl.co.uk)

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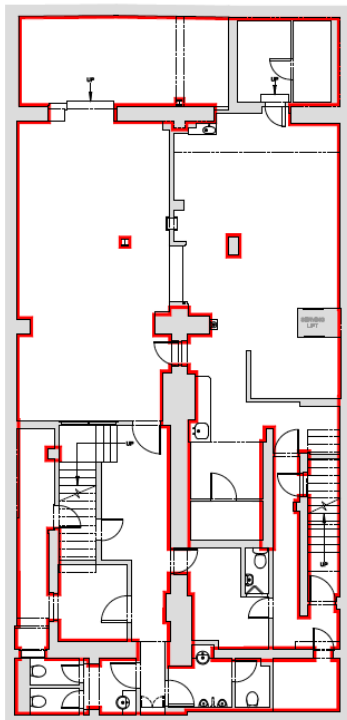
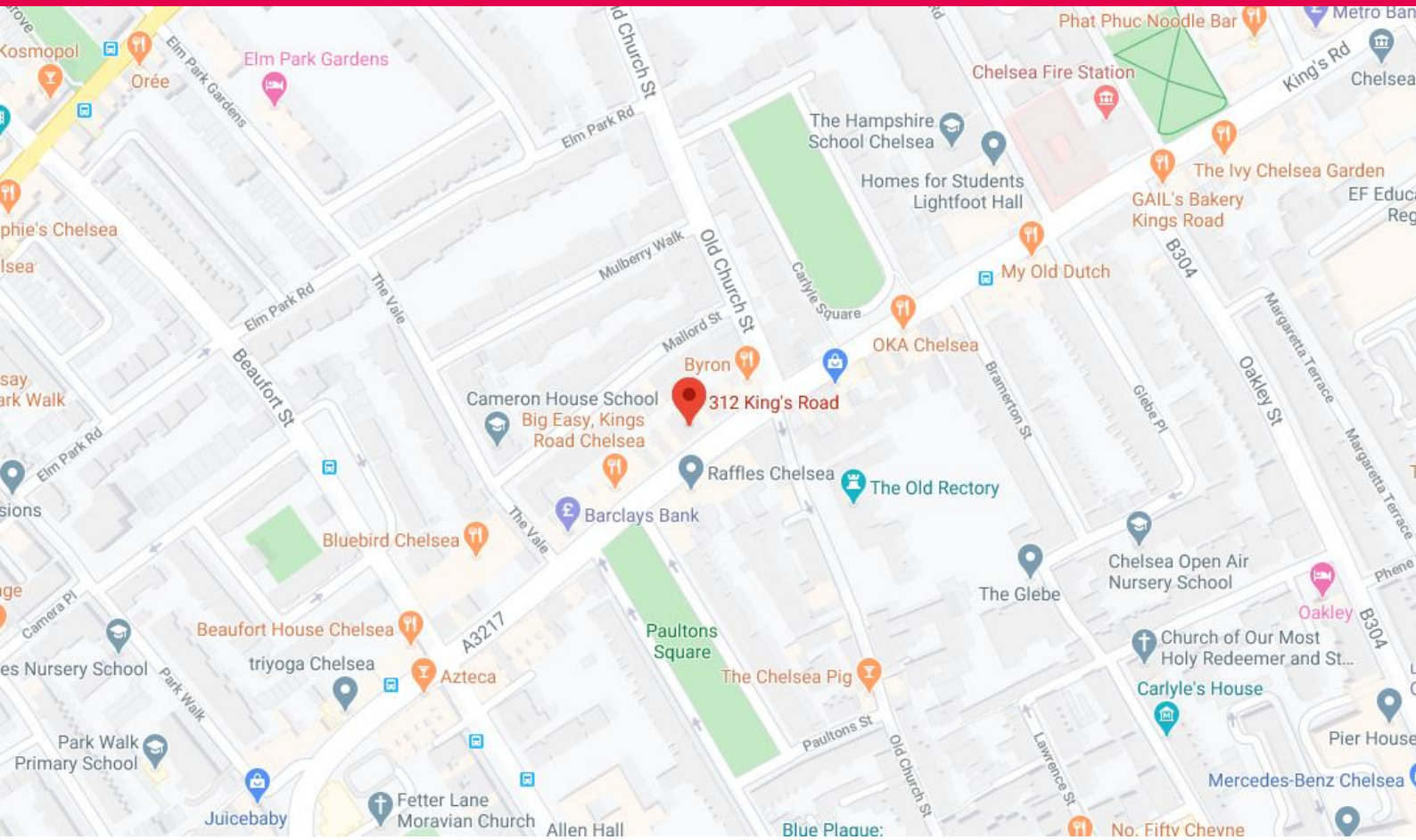
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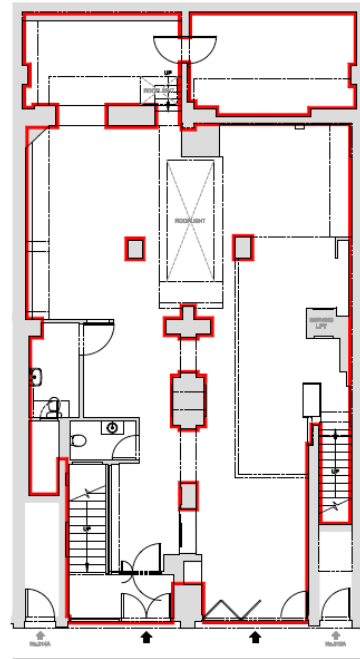
**DAVIS  
COFFER  
LYONS**

**TO LET – PRIME A3/E CLASS OPPORTUNITY**

**3,890 SQ FT RESTAURANT – KINGS ROAD, CHELSEA SW3**



**BASEMENT PLAN**



**GROUND FLOOR PLAN**

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