



RESTAURANT AND BAR • LEASE FOR SALE

PRIME PITCH JUST OFF BROMPTON ROAD

TOTAL AREA 1,834 SQ FT

CURRENTLY PROVIDES APPROX. 70 COVERS

HIGHLY CONFIDENTIAL • STAFF UNAWARE

LOCATION

Located just off the Brompton Road in this affluent and sought after area of Chelsea. The area is a haven for designer shopping being home to labels such as Chanel, Izzy Miyake, Joseph and Jigsaw.

Nearby restaurant operators include Aubaine, Bibendum, Gaucho, Itsu, Poissonnerie De L'avenue and Daphne's.

ACCOMMODATION

The property is arranged over ground and basement levels providing the following approximate areas:

Ground Floor:	630 sq ft
Basement:	1,204 sq ft
Total:	1,834 sq ft

LEASE

Held by way of a Fully Repairing and Insuring lease for a term of 15 years from January 2009.

RENT

£75,500 per annum

PREMIUM

£225,000

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

We have been verbally informed by the Local Authority:

2011-2012	
Rateable Value:	£102,000
Rates Payable:	£44,166

All parties are advised to confirm the above with The Royal Borough of Kensington & Chelsea.

VIEWINGS

Please contact vendor's sole agent:

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Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.