



020 7935 2222

www.restaurant-property.co.uk



246 Fulham Road
Chelsea
London
SW10 9NA

**A3/A4 LEASE FOR SALE
NIL PREMIUM**

LOCATION

The property is located on the Fulham Road directly opposite Chelsea and Westminster hospital, adjacent to Tesco Express and close to the junction with Hollywood Road and benefitting from the affluent residential catchment.

Nearby operators include Carluccio's, Pizza Express, Rossopomodoro, Starbucks and Aubergine to name a few.

ACCOMMODATION

The property is arranged over ground and basement levels. The ground is the trading area with seating throughout and bar/servery to the rear. The basement is accessed by both an external delivery staircase at the front of the property and a staircase internally leading to the kitchen (with service lift to the ground floor), storage and customer toilets.

Ground Floor:	846 sq ft
Basement:	381 sq ft
TOTAL:	1,227 sq ft

RENT

Upon Application

LEASE

We are advised that the property is held by way of a full repairing and insuring lease for a term of 25 years from 20th November 1998, with 5 yearly upward only rent reviews.

RATES

We have been verbally informed by the Local Authority:

2010-2011
Rateable Value: £65,500
Rates Payable: £21,243

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

LEGAL COSTS

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

FOR VIEWINGS PLEASE CONTACT

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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.



45 metres

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