

NEW CHELSEA PUB OPPORTUNITY

224-226 King's Road, London, SW3

Valuable Sui Generis planning in place

To Let – Available now



Nearby Occupiers



STICKS N SUSHI



RABBIT



THE CADOGAN ARMS



THE IVY ASIA

Location

This prominent corner unit is located at the heart of the King's Road, one of the world's most iconic shopping and lifestyle destinations. The opportunity sits directly opposite the renowned Chelsea Town Hall and is immediately adjacent to The Gaumont; a fabulous mixed-use scheme, home to a line-up of premium retailers, a rooftop restaurant/bar, a 400 seat Curzon cinema and new residential and offices. There are many great restaurants and pubs in the area which are hugely popular with locals and visitors alike. This premises benefits from excellent connectivity with Sloane Square and South Kensington tube stations (District & Circle lines) less than a 10-minute walk away, as well as being serviced by multiple bus routes.

Accommodation

The premises is configured over ground and basement floors, comprising the following approximate gross internal floor areas:

Ground Floor	2,361 sq ft	219.34 sqm
Basement	2,374 sq ft	220.55 sqm
Total	4,735 sq ft	439.89 sqm

The unit has great character and floor to ceiling heights. The client is keen to consider an operator who will bring a different entertainment element to the ample basement space.

Rent

Upon application.

Lease

This unit is offered by way of a new effective FRI lease for a term of 10 years, contracted outside the security of tenure and compensation provisions of the 1954 Act. The lease will be drafted on standard Cadogan terms, subject to upward annual rent increases linked to the Retail Price Index.

Rates

The premises will need to be reassessed for rating purposes.

Interested parties are advised to liaise directly with the local authority.

Planning and Licensing

The unit benefits from Sui Generis planning use with operating hours 08:00 – 24:00 Monday to Saturday and 09:00 – 23:30 on Sunday.

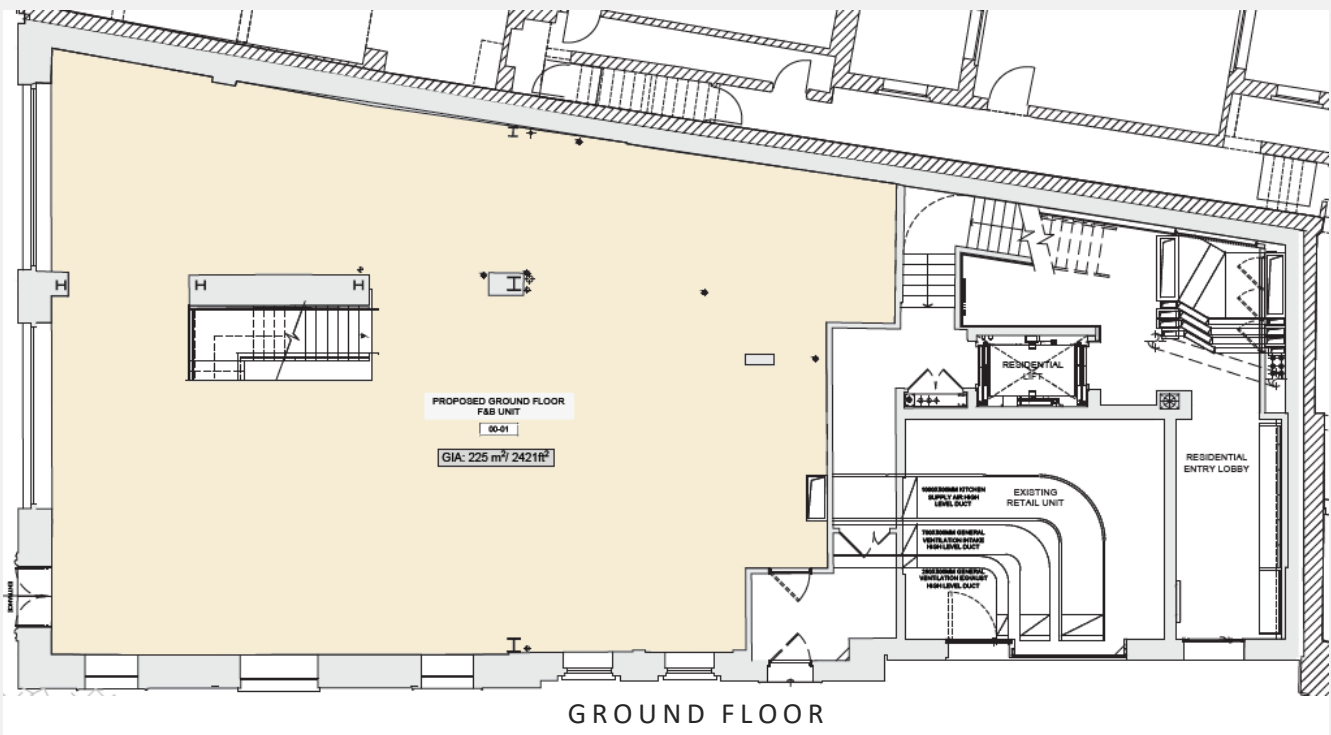
The incoming operator will be required to submit an application for a premises licence, which will be supported by Cadogan.

EPC

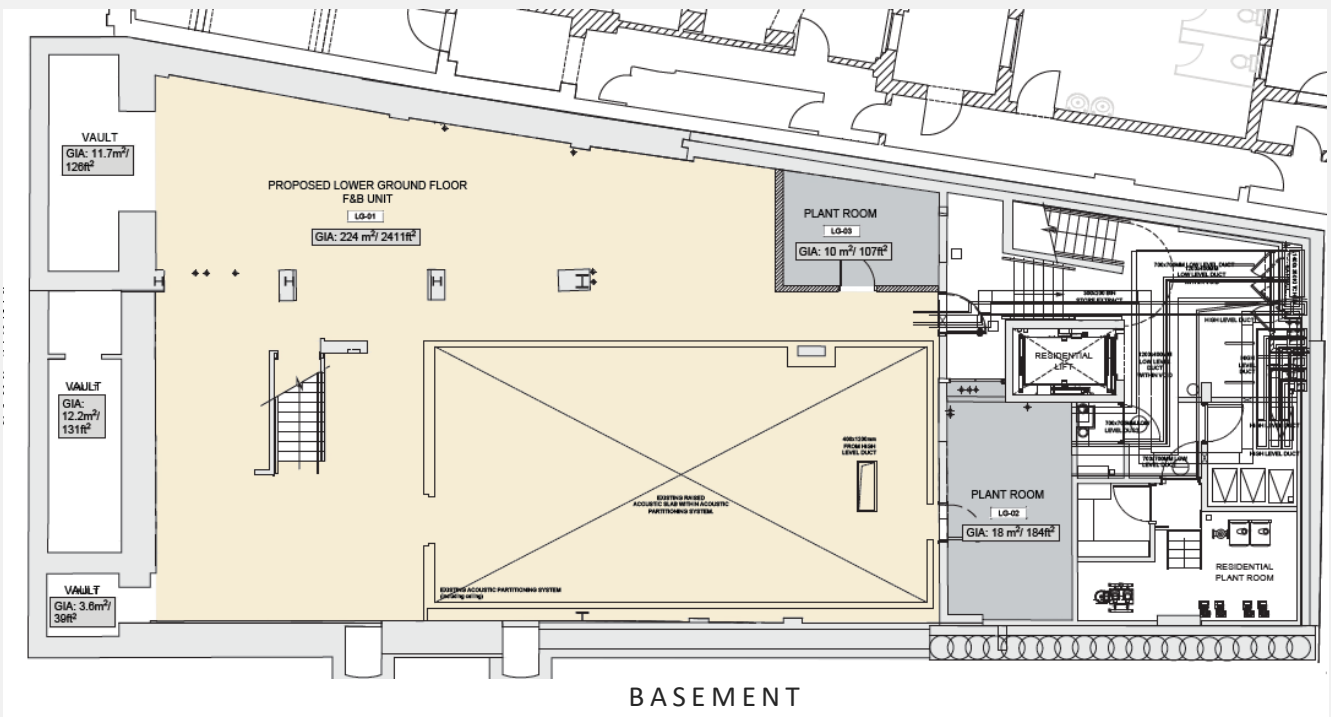
Available upon request.

Legal Costs

Each party to bear its own costs



GROUND FLOOR



BASEMENT

The Opportunity

CHELSEA MANOR STREET

224 – 226 King’s Road is positioned on the corner of Chelsea Manor Street which is part of Cadogan’s latest placemaking initiative. Chelsea Manor Street will become a creative and community enclave with Cadogan selectively curating operators with complementary synergy.

PERFORMATIVE ARTS

There is the opportunity to create not just a pub fulfilling the community need but also, to complement the creative hub curated on Chelsea Manor Street, the ability to have the added dimension of performative arts be that comedy, cabaret or music.

Specification

Kitchen Extract

Kitchen extract duct of 700mmx700mm to be incorporated by the landlord terminating at roof level, ready for completion by the tenant.

Electrical

Incoming electrical supply - 200A / 3 phase 148kVA.

Water

28mm incoming (*Exact details to be confirmed*).

Drainage

As existing point of connections to below ground, amendments to suit above ground by tenant/operator.

Occupancy Levels

142 persons per floor (284 in total).
Subject to Building Control approval.



ABOUT CADOGAN

Cadogan takes pride in the vibrant history and heritage of Chelsea that makes this area unique – and is committed to its long-term success. The King's Road is one of the world's most famous shopping and lifestyle destinations. Led by Cadogan, along with other major landowners, businesses and RBKC, the King's Road Strategy will further strengthen its position, enriching the King's Road's character, while safeguarding its future vitality. Along with the King's Road, proactive management of Sloane Square, Duke of York Square and Sloane Street ensures that Chelsea remains one of the world's most inspiring destinations to live, shop and work. The Cadogan Estate spans 93 acres of the Royal Borough of Kensington and Chelsea and has been under the same family ownership for 300 years.

www.cadogan.co.uk

Colliers

Flora Young
T 07771 310 479
Flora.young@colliers.com

Alexandra Cooper-Parry
T 07384 513 312
Alexandra.cooper-parry@colliers.com

Cecily Snell
T 07858 366 421
Cecily.snell@colliers.com



Tracey Mills
T 07771 667 060
Tmills@dcl.co.uk

Phoebe Brydon
T 07874 284 252
Pbrydon@dcl.co.uk

savills

David Bannister
T 07974 756 759
David.bannister@savills.com

Cameron Scott
T 07802 626 322
Cameron.scott@savills.com

Florence Mills
T 07985 201 704
Florence.mills@savills.com

