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CHELSEA, SW3 - 5,000 sq ft RESTAURANT & BAR FOR SALE



87-89 SLOANE AVENUE, LONDON SW3 3DX

- Corner property - 5,000 sq. ft all on ground floor
- Interconnecting bar and restaurant c.170 covers
- 130ft frontage to Sloane Avenue
- Extremely high quality fit out – open and trading
- Leasehold expiring June 2032 – May consider letting Bar separately

LEASEHOLD INTEREST AND TRADE CONTENTS FOR SALE – ALL ENQUIRIES
POTENTIAL FOR NEW LEASE - SUBJECT TO CONTRACT - Sole Selling Agent

LON744

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Location - Link to Street View

Situated in Southwest London in the heart of Chelsea, one of central London's most affluent and prestigious areas, renowned for its luxury retail and many restaurants.

Prominently located on the corner of Sloane Avenue and Ixworth Place equidistant from Sloane Square station to the east and South Kensington station to the West. Chelsea Cloister's, comprising 250 serviced apartments, is situated above the restaurant.

Sloane Avenue benefits from substantial pedestrian flows between Sloane Square, King's Road, South Kensington and Knightsbridge. The area attracts a wealthy local customer base, international visitors and professionals.

Description

136 cover restaurant and interconnecting bar (circa 30-40 seats) forming the elevated ground floor unit of a multi storey building with serviced apartments over. Benefits from an extensive 130 foot frontage to Sloane Avenue.

Accommodation

Ground floor restaurant (136 covers) and interconnecting bar (circa 30-40 seats).

The restaurant is split into two distinct dining areas with booths and banquette seating along the long frontage, which is mainly glazed and benefiting from excellent natural light. Open trade kitchen and bar servery with counter seating.

The separate lounge bar is an intimate space with its own island bar. Both bar and restaurant have their own entrance and share centrally placed customer toilets. Fitted out to an extremely high standard. The restaurant is open and trading.

Floor Areas (not measured and details provided by client, hence for information purposes only)

Ground Floor	5,000 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol on and off the premises Monday to Sunday 10am until 1am.

Rating Assessment (wef April 2026)

89 Sloane Avenue - Restaurant and premises	£300,000
87 Sloane Avenue – (Bar) Restaurant and premises	£82,500

Tenure

The property is held on two leases expiring June 2032. The combined rent is £439,500 per annum (subject to review June 2026). The leases are outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

The Vendor is happy to work with interested parties to obtain a new lease from the landlord or to grant a new sublease at a market rent.

Exclusions

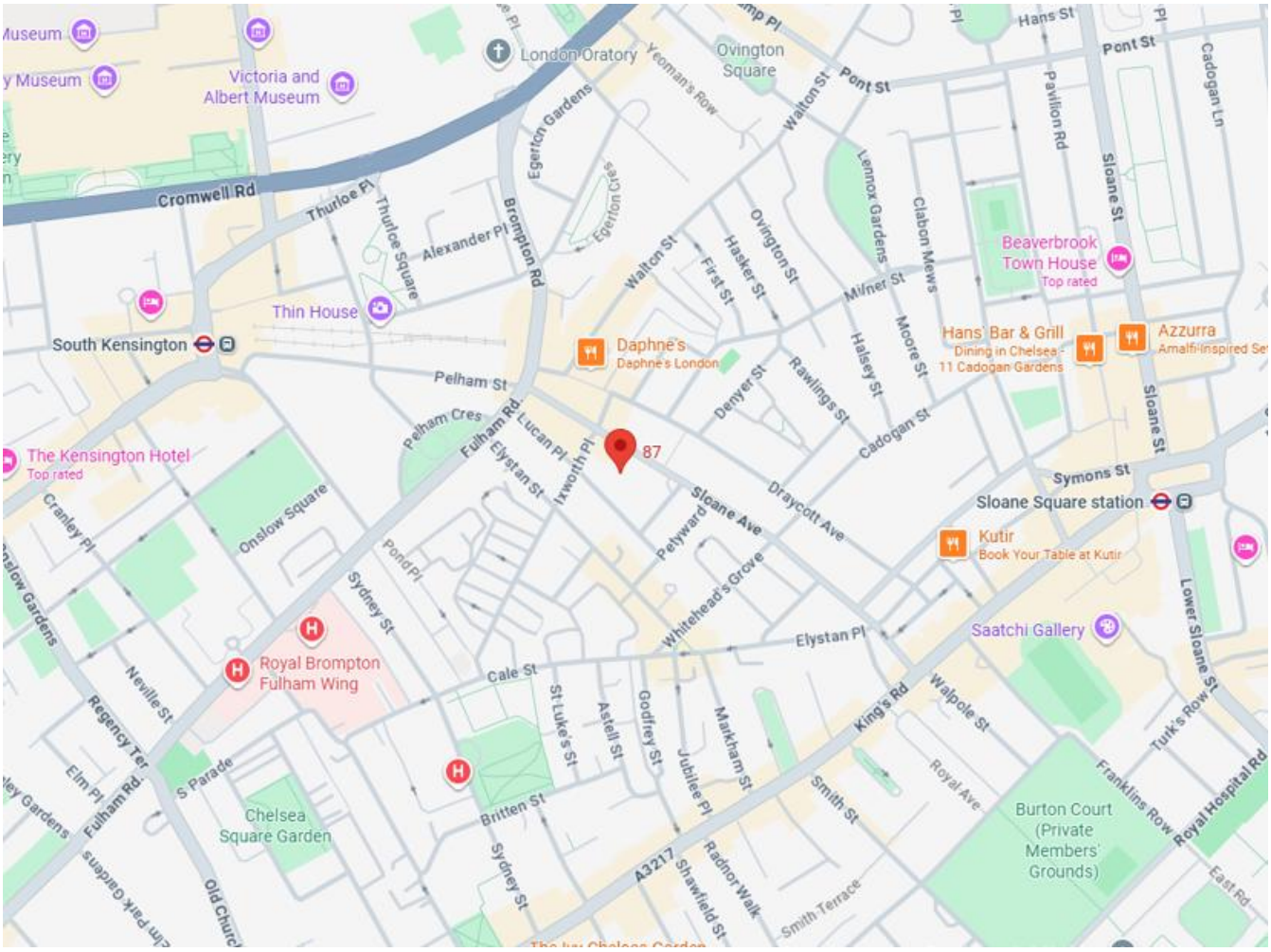
The name of the restaurant and anything uniquely associated with the restaurant brand, computers, tills, stock, smallwares, leased items (if any) and personal effects of the staff.

Money Laundering
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

EPC - Link to EPC - Energy Rating B

Further Information & Viewings
For further information or to organise a viewing, please contact Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

Location Plan - Link to Location Map



Google Maps. Not to scale - Provided for indicative purposes.

Internal Photo



Ground Floor Plan

