

COMPUTER-GENERATED IMAGE · SUBJECT TO PLANNING

CHELSEA · LONDON SW3

85 | SLOANE AVENUE

*A 2,678 sq ft fitted restaurant
in the heart of Chelsea*

CLASS E / 2,678 SQ FT / GROUND FLOOR / FITTED / LICENCED TO MIDNIGHT

A space to make your own.

A restaurant handed over ready to trade, with ***fitted extract***
and three-phase power, in one of London's most established
dining addresses.

Set in the heart of Kensington & Chelsea, moments from the
borough's finest retail and dining, including Gaucho next door.

SHADOW LICENCE IN PLACE

Licenced to midnight.

A shadow licence is held by the landlord, transferred from the previous
tenant, so trading hours are secured from day one.

Monday – Friday	10:00 – 00:00
Saturday	11:00 – 00:00
Sunday	12:00 – 23:30

A whole floor, uninterrupted.

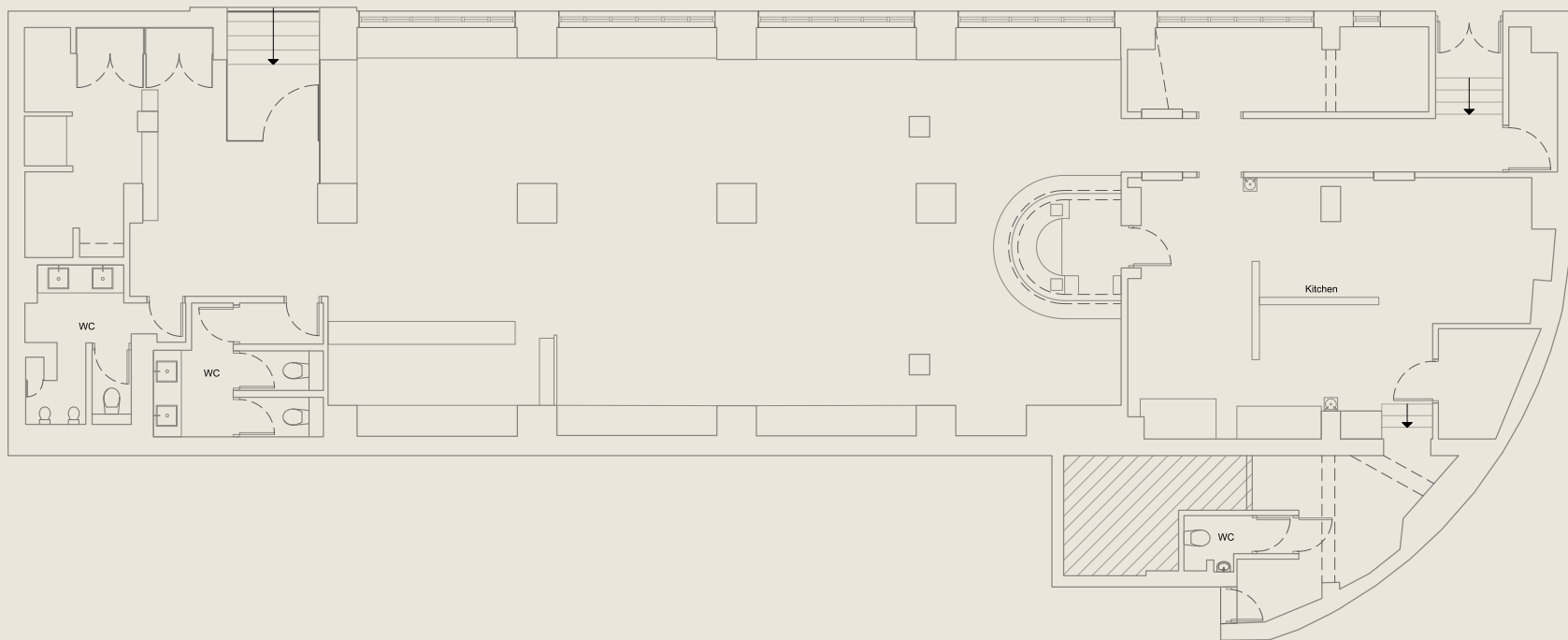
GROUND FLOOR PLAN — NOT TO SCALE. APPROXIMATE GROSS INTERNAL AREA.

2,678

SQ FT

248.8

SQ M



Everything is a short walk away.

UNDERGROUND

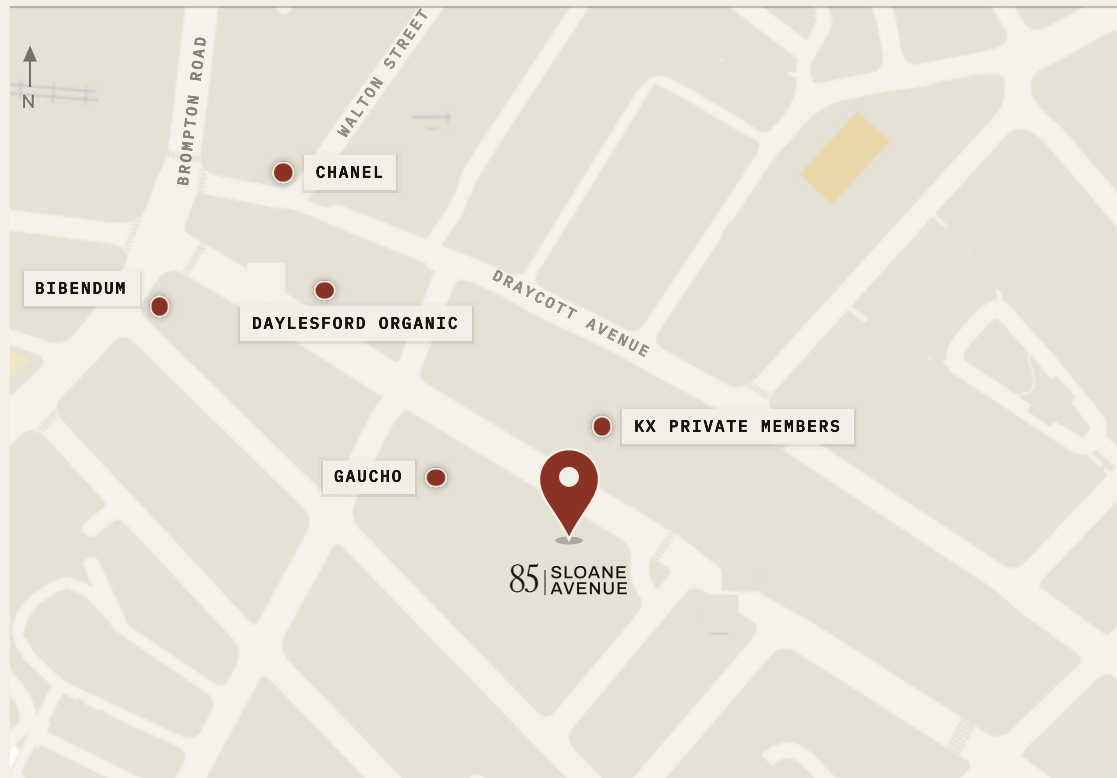
⊖ South Kensington	8 min
Piccadilly · Circle · District	
⊖ Sloane Square	10 min
Circle · District	
⊖ Knightsbridge	16 min
Piccadilly	

NEIGHBOURS

Gauche	Adjoins
Daphne's, Jak's, Orlebar Brown, KX, Cinquecento, Zefi & Daylesford	5 min

LANDMARKS & STREETS

→ Sloane Square	10 min
→ King's Road	6 min
↑ V&A Museum	9 min
↑ Harrods	13 min



04 THE FRONTAGE

INDICATIVE VISUALISATION · SUBJECT TO PLANNING

A shopfront waiting
to carry your name.

85 | SLOANE
AVENUE

TENURE	A new FRI lease for a term to be agreed, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II (as amended).
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RENT	On application.
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BUSINESS RATES	Rateable Value £201,000 pax; rates payable estimated at £111,555 pax on a UBR of 55.5p. Interested parties should confirm with the VOA.
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SERVICE CHARGE	Approximately £4,500 pax, plus insurance of £15,500 pax for 2025/2026.
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EPC	Available upon request.
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VIEWING	Strictly by appointment through the sole agent.
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Viewings strictly by appointment.



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