

PRIME CHELSEA ROOFTOP BAR WITH PANORAMIC VIEWS

The Gaumont at 196-222 King's Road, London SW3

AVAILABLE FOR HANDOVER NOVEMBER 2023 - TO LET



Nearby Retailers



RABBIT



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THE
CADOGAN
ARMS



THE GAUMONT



Location

At the heart of the famous King's Road, The Gaumont is a new one-of-a-kind mixed-use development behind a stunning Art Deco façade, home to a 600-seat enhanced Chelsea Cinema, flagship retail, contemporary office space, and new homes.

Situated in this great location opposite Chelsea Town Hall and Registry office, this Fifth-floor opportunity has panoramic views across London.

The building is within a 10-minute walk of Sloane Square and South Kensington tube stations (District & Circle lines) and serviced by many bus routes.

Accommodation

This stunning rooftop bar has its own entrance from Chelsea Manor Street, with two dedicated passenger lifts. A balcony wraps around the entire space which benefits from retractable glazing, together with a terrace. It comprises the following approximate net floor areas:-

GROUND FLR ENTRANCE	126 sq ft	11.7 sqm
BASEMENT KITCHEN	804 sq ft	74.7 sqm
5 TH FLOOR BAR	2,667 sq ft	247.8 sqm
5 TH FLOOR TERRACE	943 sq ft	87.6 sqm
TOTAL	4,540 sq ft	421.8 sqm

Lease

This unit is offered by way of a new effective FRI lease for a 10-year term contracted outside the provisions of the 1954 Act, on standard Cadogan terms, subject to upward annual rent increases linked to the Retail Price Index.

Rates Payable

The rates have not yet been assessed.

Interested parties are advised to make their own enquiries with the local rating department. Further details are available from www.voa.gov.uk

Planning and licensing

The unit benefits from a valuable Sui Generis Bar planning use. The unit has been spec'd to operate with a kitchen with a dumb waiter shaft and kitchen duct in situ.

Cadogan will work with the chosen tenant to submit a licensing application.

Legal Costs

Each party to bear its own costs.

EPC

Available upon request.

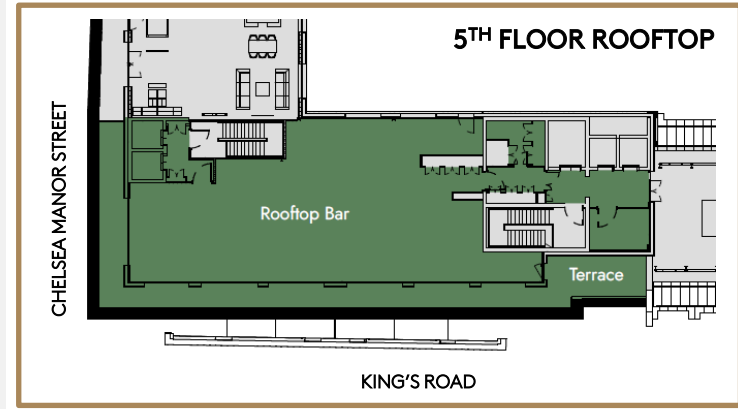
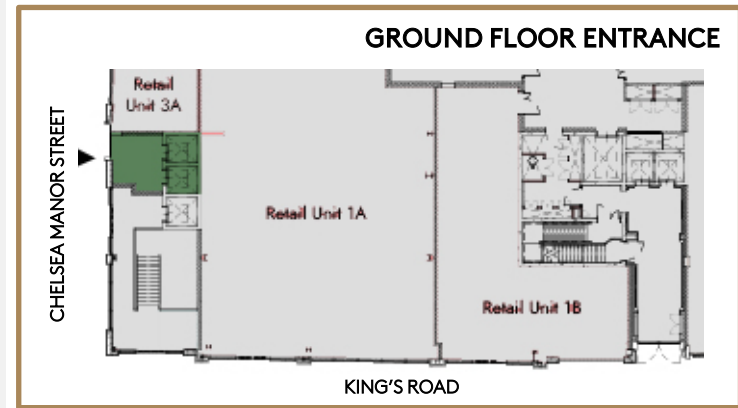
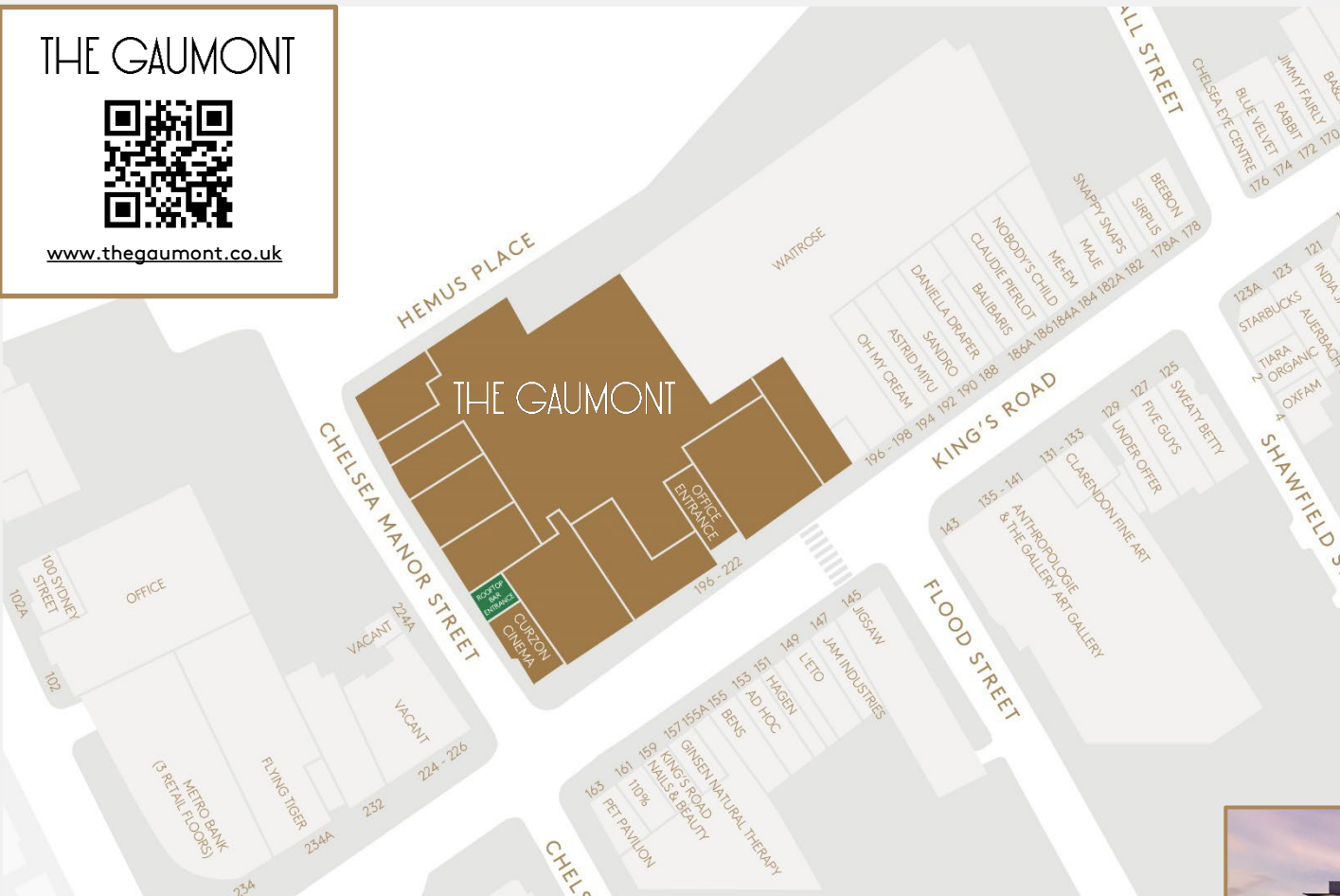
Rent

Upon Application

THE GAUMONT



www.thegaumont.co.uk



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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 recently created King’s Road Partnership BID, in which Cadogan plays a major part along with other significant landowners, businesses and RBKC, will further strengthen the King’s Road’s position, enriching its character, while safeguarding its future vitality.

Along with the King’s Road, the combined approach of proactive management of Sloane Square, Duke of York Square, Pavilion Road 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



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