

London SW10

Osteria Dell'Arancio Restaurant

383 King's Road and 1-3 Milman's Street Chelsea SW10 0LP

- Well Located Freehold Restaurant Investment
- Prominent position on the famous King's Road
- Lease expires 2031
- Rent Review 2014
- Current Rent Reserved **£95,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Chelsea is an affluent and busy neighbourhood of West London, famous for the King's Road which is one of London's principal retail destinations providing a rich and diverse shopping destination. The King's Road provides direct links into the centre of London and to Fulham and Putney to the west. The area is well served by public transport with several buses and Sloane Square Station (District Line). The property is situated in a prominent position on the south side of King's Road in the area known as World's End. Occupiers close by include Carphone Warehouse (adjacent), William Hill, Sony Centre and Cancer Research amongst many others.

Description
The property is arranged on basement, ground and two upper floors to provide a ground and first floor restaurant with basement storage, and office accommodation at second floor level. (1) We understand that the upper floors have historically been used for residential purposes.

The property provides the following gross internal areas:

Basement	94.2 sq m	(1,015 sq ft)
Ground Floor	120.8 sq m	(1,300 sq ft)
First Floor Restaurant (1)	72.2 sq m	(777 sq ft)
Second Floor Office (1)	57.0 sq m	(613 sq ft)
Total	344.2 sq m	(3,705 sq ft)

Tenancy

The entire property is at present let to OSTERIA LTD (t/a Osteria Dell' Arancio) for a term of 30 years from 15th October 2001 at a current rent of £95,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term from 1st July 2009 and contains full repairing and insuring covenants. A deposit of £55,812.50 is held.

Tenant Information

Website Address: www.osteriadellarcadio.co.uk

VAT

VAT is applicable to this lot.

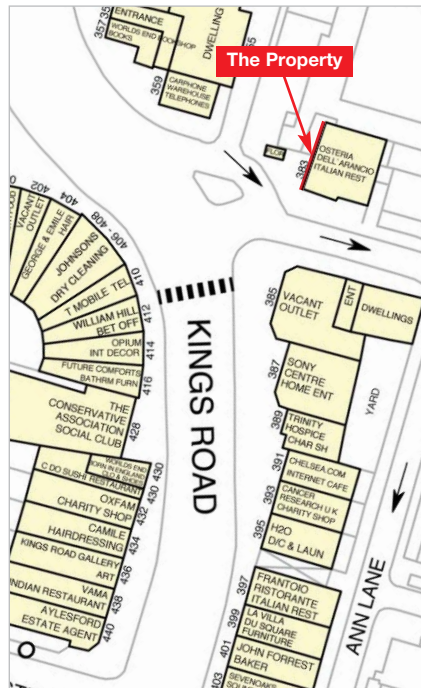
Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 89 London SW10**.

NB. The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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