



**FOR SALE BY PRIVATE TREATY**  
**PRIME FREEHOLD LEISURE AND RESIDENTIAL INVESTMENT**  
**ROYAL HOSPITAL ROAD, CHELSEA, LONDON SW3 4HN**

**BELVOIR!**



## Royal Hospital Road, Chelsea, London SW3 4HN

- Located in affluent and sought after area of Chelsea.
- Rare opportunity to purchase a Freehold interest in this part of Prime Central London.
- Comprises restaurant and three self contained one bedroom flats above.
- Restaurant and First Floor Flat leased to Foxtrot Oscar Limited (t/a Maze Grill), a Gordon Ramsay Group Restaurant, until 2027. No breaks.
- Total Current Rent Reserved £98,599.96 p.a. with potential to improve.

### Tenure

Freehold.

### Location

Chelsea is one of the most fashionable of London's 'villages' situated 3 miles south-west of Central London. The retailing areas of Sloane Street, Sloane Square and the Kings Road are world class shopping centres and a Chelsea address is one of the most sought after in the capital.

Royal Hospital Road runs between Chelsea Embankment on the north bank of the River Thames to the southwest and a junction with Lower Sloane Street, Pimlico Road and Chelsea Bridge Road to the northeast.

Occupiers nearby include Tesco Express and Restaurant Gordon Ramsay amongst a range of local occupiers. The closest Underground station is Sloane Square (District and Circle Lines).

### Description

The property is arranged on basement, ground and three upper floors to provide a ground floor and basement restaurant with ancillary storage at basement level. The upper floors comprise three self-contained one bedroom flats, accessed via a self-contained entrance at the front of the property.

### Accommodation and Tenancies

### Commercial Tenant Information

Website Addresses:

<https://www.gordonramsayrestaurants.com/maze-grill-royal-hospital-road/>

<https://www.mazegrillhr.com>

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

NDEPC/EPC Rating

Ground Floor & Basement Restaurant/Ancillary Rating D (78)

Flat 1 Rating D (66)

Flat 2 Rating C (74)

Flat 3 Rating E (54)

Full EPC Certificates are available on request from Belvoir London Central.

### Documents

The legal pack is available on request from Belvoir London Central.

### Viewing

Strictly by appointment with Belvoir London Central.

Please ask us for more information about other fees that may apply or visit [belvoir.co.uk](http://belvoir.co.uk).

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**Belvoir London Central**

**020 7834 4901**

**55 Moreton Street, London SW1V 2NY**

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
Ground Floor & Basement	Foxtrot Oscar Limited (t/a Maze Grill). A Gordon Ramsay Group Restaurant.	Commercial unit being Restaurant with Kitchen and ancillary staff and storage areas.	25 Years from 25 December 2002. Rent review every 5th year - upward only. Full Repairing & Insuring Lease.	£55,000 p.a.	Rent Review 25 December 2022. 25 December 2017 Rent Review outstanding and negotiations between parties ongoing.
1st Floor	Foxtrot Oscar Limited (t/a Maze Grill). A Gordon Ramsay Group Restaurant.	Flat 1 (included with Ground Floor & Basement Commercial Unit on same Lease). One bedroom flat.	As detailed above.	As detailed above.	As detailed above.
2nd Floor	Individual(s)	Flat 2. One bedroom flat.	12 months from 4 July 2017. Assured Shorthold Tenancy Agreement. Tenant's Notice to Terminate Tenancy Received.	£20,799.96 p.a.	Reversion 3 April 2018.
3rd Floor	Individual(s)	Flat 3 (Entrance on 2nd floor). One bedroom flat.	6 months from 12 March 2018. Assured Shorthold Tenancy Agreement. Tenant's Notice to Terminate Tenancy Received.	£22,800 p.a.	Reversion 12 May 2018.







# ROYAL HOSPITAL ROAD, SW3

Approx. gross internal area 4051 Sq Ft. / 376.3 Sq M.

Approx. gross internal area 4079 Sq Ft. / 378.9 Sq M. Inc. Restricted Height



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All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

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