

52

Sloane Street

THE RESTAURANT

Chelsea
London SW1



A unique opportunity to create an all-day dining experience in a newly developed unit spanning two elegant Victorian townhouses boasting views across the gardens and luxury brands of Sloane Street.

This is a one-of-a-kind chance to operate the only ground floor restaurant that faces directly out onto Sloane Street at the Knightsbridge end.



Images from left: shopping on Sloane Street; above, the gardens; right, no. 52.



A Victorian townhouse with an exquisitely detailed façade, 52 Sloane Street has an illustrious past. With richly carved red brickwork, archways and barley twist chimneys, this was originally a grand private residence.

Once home to Viscount Bledisloe—Governor of New Zealand, renowned for his advocacy of Maori rights and his esteemed friendship with King Koroki—the residence later took on a diplomatic role, serving as the Peruvian Legation during the Second World War. Subsequently, it was combined with No. 51 to form the Peruvian Embassy and Consulate General, a role it fulfilled until recently.

The building has since undergone a meticulous renovation and refurbishment, seamlessly blending its historic charm with the highest contemporary standards.

52 Sloane Street Restaurant | Chelsea, London SW1

Immediate neighbours to 52 Sloane Street include Loro Piana, Prada and Chanel, with Hermes and Jumeirah Carlton Tower Hotel directly opposite, and the Danish and Icelandic Embassy next door. The premises benefits from views of the beautiful private gardens across the road.

Well-connected, the premises is a 3-minute walk away from Knightsbridge tube station (Piccadilly line), with Sloane Square (District & Circle lines) and Victoria stations also close by. Served by numerous taxi ranks and within an hour's drive from London City and Heathrow Airports.



The Neighbourhood

52 Sloane Street is located at the heart of London's preeminent luxury district - home to global fashion houses, in-demand eateries, elegant hotels, beautiful gardens, embassies, exclusive offices and world-class cultural amenities.

@sloanestreetSW1 | sloanestreet.co.uk



Above, Sloane Square. Left, right and below, Sloane Street.



Sloane Street's recently completed £46 million transformation has seen the most significant streetscape improvements since it was first commissioned by the 1st Earl Cadogan in the 18th century.

A stunning, green boulevard has been created with widened pavements, magnificent planting scheme, enhanced street furniture and lighting, spanning the 1 km from Knightsbridge to Sloane Square.



At Sloane (above), a collaboration with hotelier Costes

Both local and international, like Avenue Montaigne in Paris and New York's Madison Avenue, Sloane Street is one of the world's most affluent local communities, while Michelin-starred restaurants and leading hotels create a significant flow of international visitors.



TOP LUXURY & PREMIUM UK DESTINATION

Chelsea & Knightsbridge
73% premium and luxury brands
vs West End 38%, Covent Garden 32%
(CACI 2021)

Right and below, shoppers on Sloane Street



Pavilion Road

Nearby, pedestrianised Pavilion Road offers artisan boutiques, while Sloane Square buzzes with energy and convenient transport links. Just beyond, the iconic King's Road beckons with its beloved premium high-street stores.

The neighbourhood's rich cultural scene includes attractions such as leading contemporary gallery Saatchi, innovative theatre at Royal Court, the world-famous Chelsea Flower Show each year, and Cadogan Hall, home of the Royal Philharmonic Orchestra.



£208,000
HIGHEST LOCAL INCOME IN THE UK

Royal Borough of Kensington & Chelsea residents' income is 3.5x the London average
London average: £58k, UK average: £39k
(ONS taxpayer data 2022)



Sloane Square

FOOTFALL
13.4 million
per year
Knightsbridge Underground Station
(Transport for London, 2024)



The Saatchi Gallery

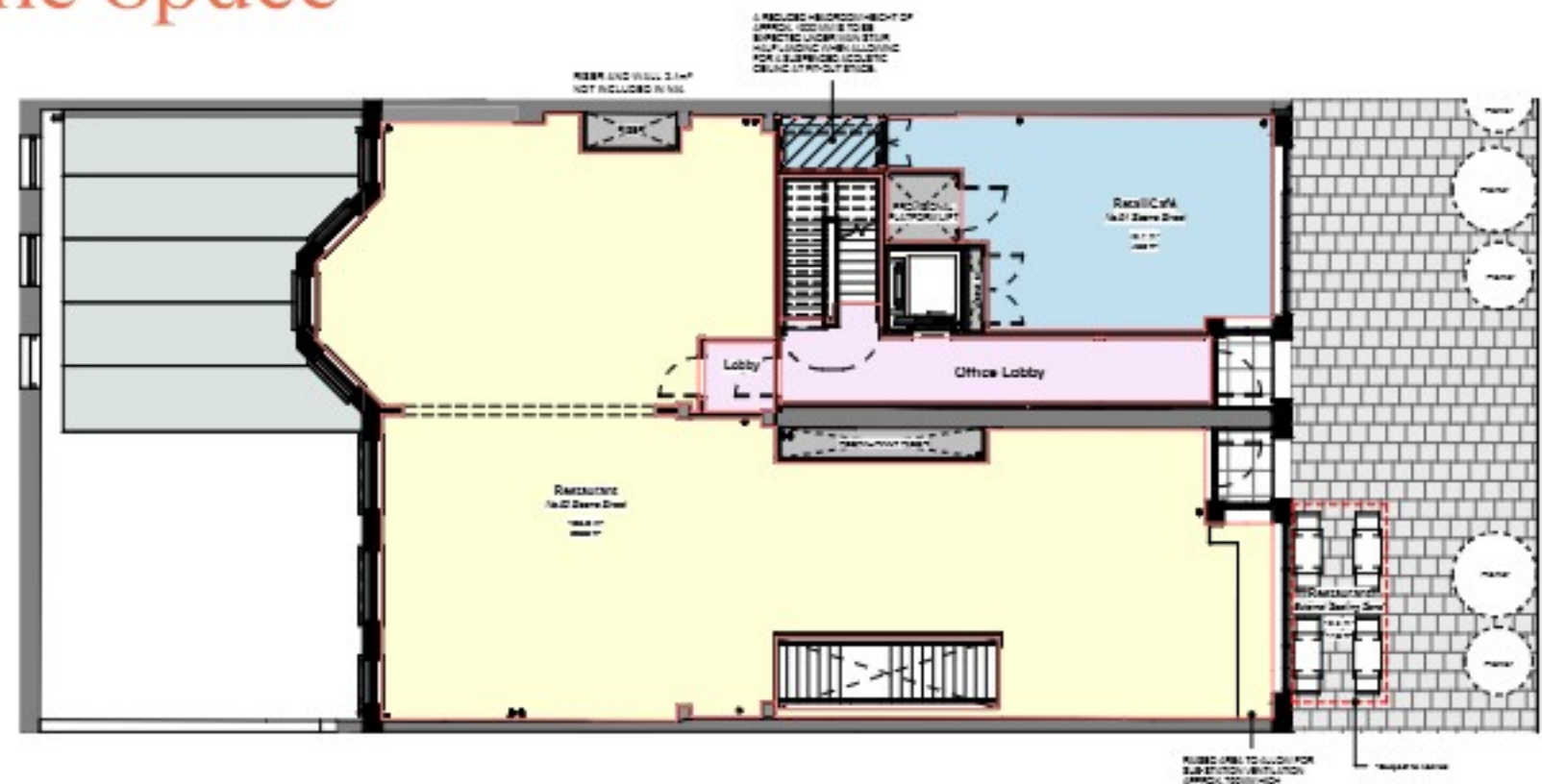


52 Sloane Street Restaurant | Chelsea, London SW1

The Location



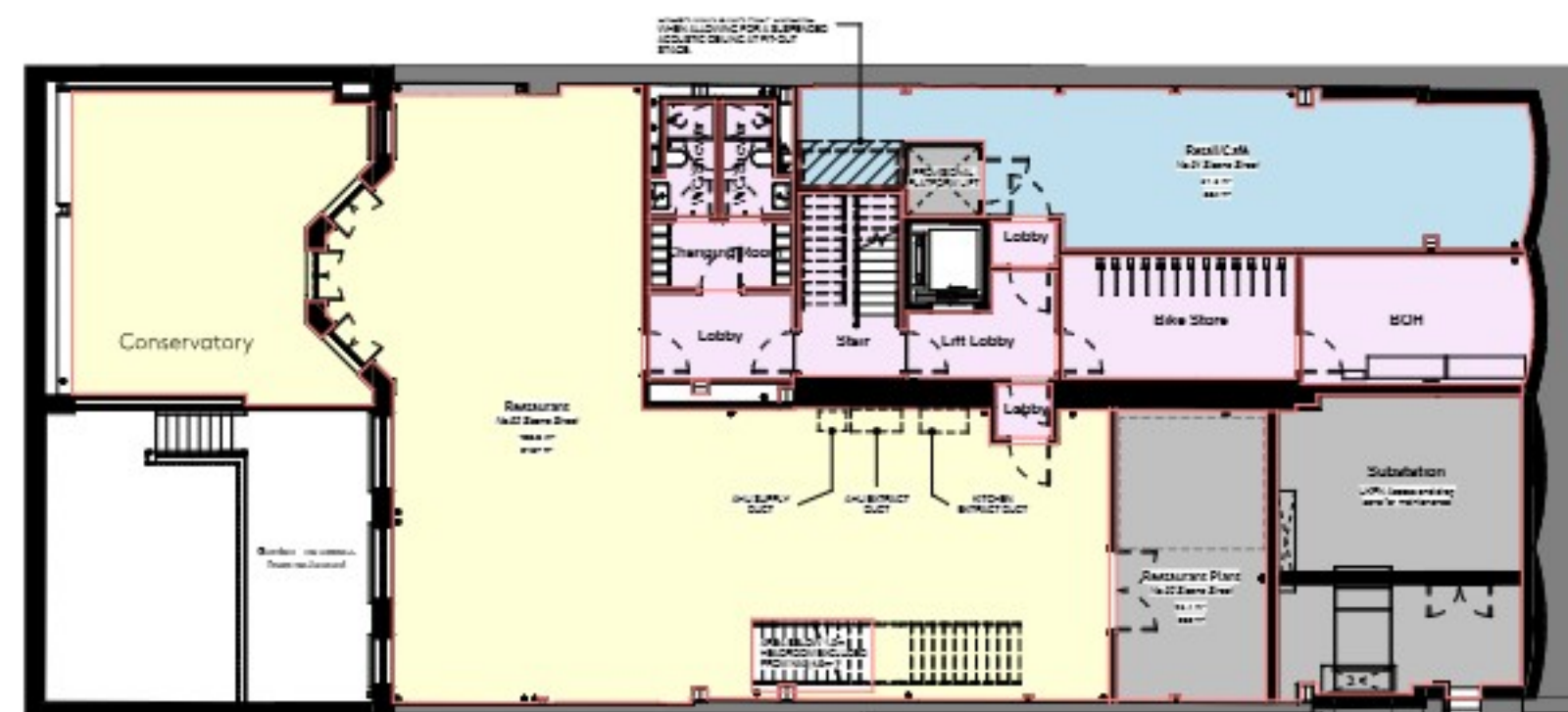
The Space



Colour Legend

 Restaurant	 Circulation
 Retail/Cafe	 Plant
 Office	 Restaurant Plant
 Lobby	

PROPOSED | GROUND FLOOR (nts)



Area Schedule (NIA Brochure)			
Use Class	Area	Area ft ²	Comments
Restaurant			
B1_LowerGroundFloor_FFL			
Restaurant	199 m ²	2137 ft ²	No.52 Sloane Street
00_GroundFloor_FFL			
Restaurant	194 m ²	2085 ft ²	No.52 Sloane Street
Restaurant	10 m ²	113 ft ²	External Seating Zone*
	403 m ²	4335 ft ²	
Restaurant Plant			
B1_LowerGroundFloor_FFL			
Restaurant Plant	23 m ²	252 ft ²	No.52 Sloane Street
Restaurant Plant	23 m ²	252 ft ²	
Total Restaurant	426 m²	4587 ft²	

PROPOSED | LOWER GROUND FLOOR (nts)

The Shell & Core will be presented as follows:

Lower Ground Floor

- New slab will be waterproof concrete with a waterproof screed over with insulation and a sand/cement screed topping. There will be a 25mm zone for floor finishes.
- The existing party walls are masonry with concrete underpins with a full-height waterproof render.
- The internal partitions to the plant room and escape lobbies will be constructed of two layers of Soundbloc plasterboard with 50mm of Isover Acoustic insulation.
- The ceiling will be formed of two layers of 12mm Fireline plasterboard on resilient acoustic bars fixed to the joists.
- The glass extension to the rear will consist of a glass wall overlooking the courtyard and a glass roof with glass beams. There will be motorised blinds to the roof to reduce light spillage at night.
- There is a water misting system fixed to the glass beams for fire insulation. The system is mains fed and has its own dedicated power supply. The control box and pump are located against the lined wall in the glass extension. This is the only area in the building that requires a misting or sprinkler system. Blinds are provided.
- The outwards opening windows onto the garden area at the rear of no. 52 are white aluminium double-glazed units. Under the existing consent, access to the garden area for customers is not permitted. The inwards opening doors connecting the main lower ground space to the conservatory area at the rear of no. 51 may be removed, subject to Landlord consent to be documented in the Licence to Alter.
- New white painted solid core raised and fielded timber fire doors to the means of escape.
- Operator to plant and maintain external garden.

StudioPDP

Ground Floor

- New steel and timber joisted acoustic floor. There will be a 20mm zone for floor finishes.
- The existing party walls are masonry.
- The internal partitions to the escape lobby will be constructed of two layers of Soundbloc plasterboard with 50mm of Isover Acoustic insulation. The restaurant air feed/return and kitchen extract riser will be constructed of two layers of Fireline plasterboard with 25mm of Isover Acoustic insulation.
- The ceiling will be formed of three layers of 15mm Soundbloc plasterboard on heavy duty acoustic hangers fixed to the joists.
- New white painted solid core raised and fielded timber fire doors to the means of escape.
- The shopfront is a timber framed (Sapele and Red Grandis) unit with Pilkington's Optiview Protect fixed glazing. The frame will be primed and require a final coat of paint with the colour to be agreed with Cadogan.
- The windows to the rear are white aluminium double-glazed openable units.
- The staircase provided will be a temporary Haki type stair. The tenant is to install the permanent stair. Should a lift be required, this can be accommodated between the steel beams. Advice will need to be sought from a structural engineer for any remedial works.
- The lower ground floor ceiling height will be approximately 3.25m, excluding the downstand beams, in the main area and in the glass extension will slope down from 3.84m up to 3.55m, excluding the glass beams.
- The ground floor ceiling height will be approximately 3.97m, excluding the downstand beams, to the front of the building and 3.62m to the rear subject to the acoustic treatment.
- The heavy duty Athor Hough hanger system can support 277kgm² (2.77kN/m²).

Proposed Servicing Strategy (Shell & Core Kitchen)

All HVAC & MEP works relating exclusively to restaurant fit-out to be the design and workmanship responsibility of the operator and or their appointed main contractor except for the hot water calorifier, cold water tank / booster set and associated equipment.

Capacity

- Lower Ground Floor - capped at 60 persons
- Ground Floor - capped at 110 persons.

Electrical

- Incoming electrical supply - 400A / 3 phase / 276kVA

Water

- 32mm incoming

Fire Alarms

- Temporary to L3 to BS 5839.

Temp Emergency Lighting

- Temporary emergency lighting to BS5266.

Lighting

- Temporary LED fittings (for inspection purposes only).

Gas

- The gas pipe will be 63mm diameter.

Kitchen Ventilation

- Odour treatment in line with planning requirements (within plant enclosure)
- Kitchen extract ductwork - 1100x550 from ground floor to roof.
- Restaurant supply ductwork - 1200x550 from ground floor to roof.
- Restaurant extract ductwork - 600x400 from ground floor to roof.
- External noise attenuation to comply with planning requirements.
- Carbon and other filters on roof.
- Acoustic enclosure and anti-vibration mounts to roof plant

General Dining Area Ventilation

- By tenant / operator
- Dining area - location for internal air feed and return ducts will be in the main restaurant riser on ground floor.

WC Accommodation Ventilation

- By tenant / operator

Refuse Storage

- Refuse storage is to be within the demise at Lower Ground Floor. The operator must dispose of their waste on the front pavement on the days and times specified by RBKC, as the waste collection is at street level.
- Planning condition 12. requires the operator to submit details of the refuse storage facilities to the Local Planning Authority for approval. The refuse storage shall thereafter be retained for use at all times.

Cycle Storage

- Cycle storage is to be within the demise at Lower Ground Floor. A provision of 3 bike spaces is to be included.
- Planning condition 12 requires the operator to submit details of the cycle storage facilities to the Local Planning Authority for approval. The cycle storage shall thereafter be retained for use at all times.

Delivery Access

- Deliveries are to be through the main Restaurant entrance doors and reaching lower levels through the internal staircase.
- Alternatively, occupier can install platform lift within timber joist floor.

Services Access

- Any building services and maintenance activities will be through the main entrance doors and reaching other levels through lift or common stairs access. Restaurant related services and maintenance activities are ideally via the main Restaurant entrance and the internal staircase to reach Lower Ground Floor.

Hours of operation – Any day

- As per the Planning condition 20., the use shall not be carried out other than between 07:00 hours and 23:00 hours, on any day.

Air Conditioning

- By tenant / operator.

Drainage

- New connections to below ground drainage are provided in the basement screed. Amendments to suit above ground by tenant / operator.

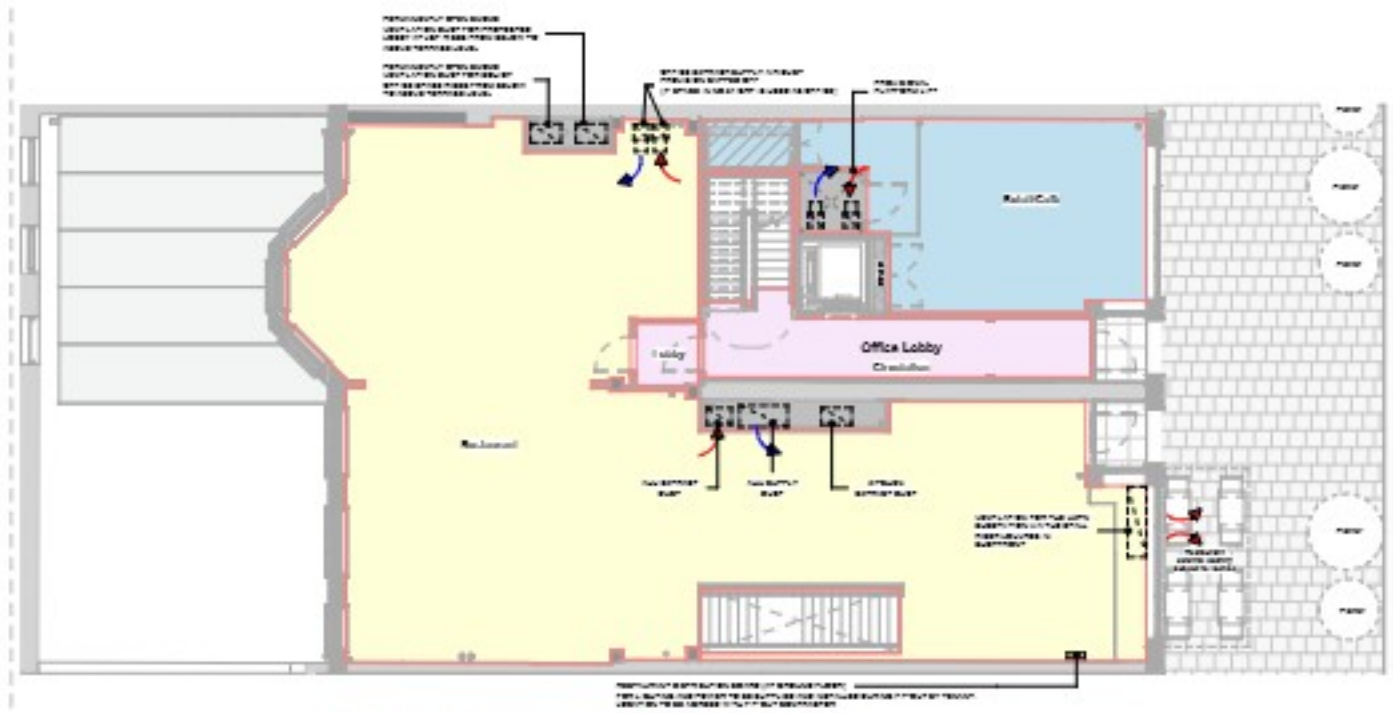
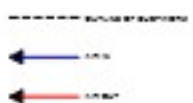
Alcohol Licence

- Pending approval.

StudioPDP

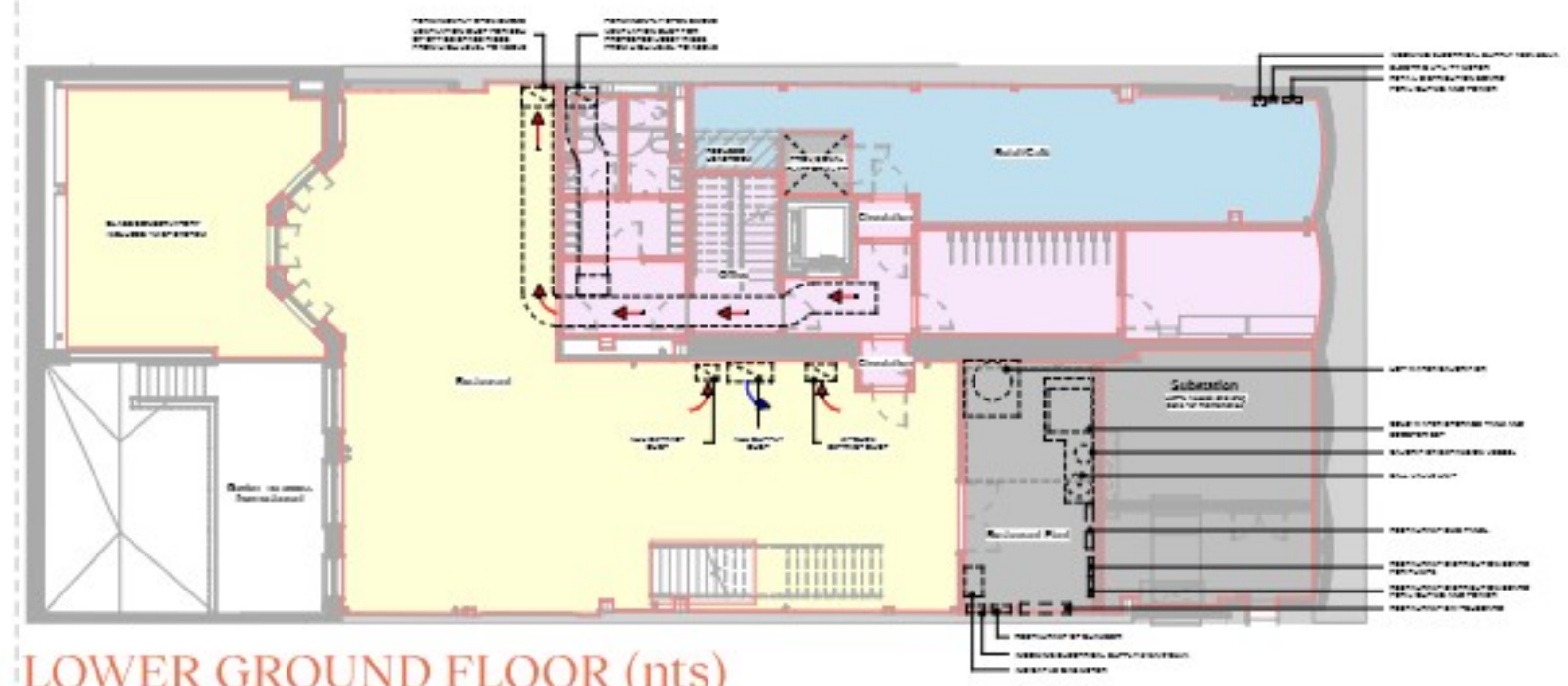
PROPOSED SUPPLY AND EXTRACT LAYOUTS

- Colour Legend**
- Restaurant
 - Retail/Cafe
 - Office
 - Lobby
 - Circulation
 - Plant
 - Restaurant Plant

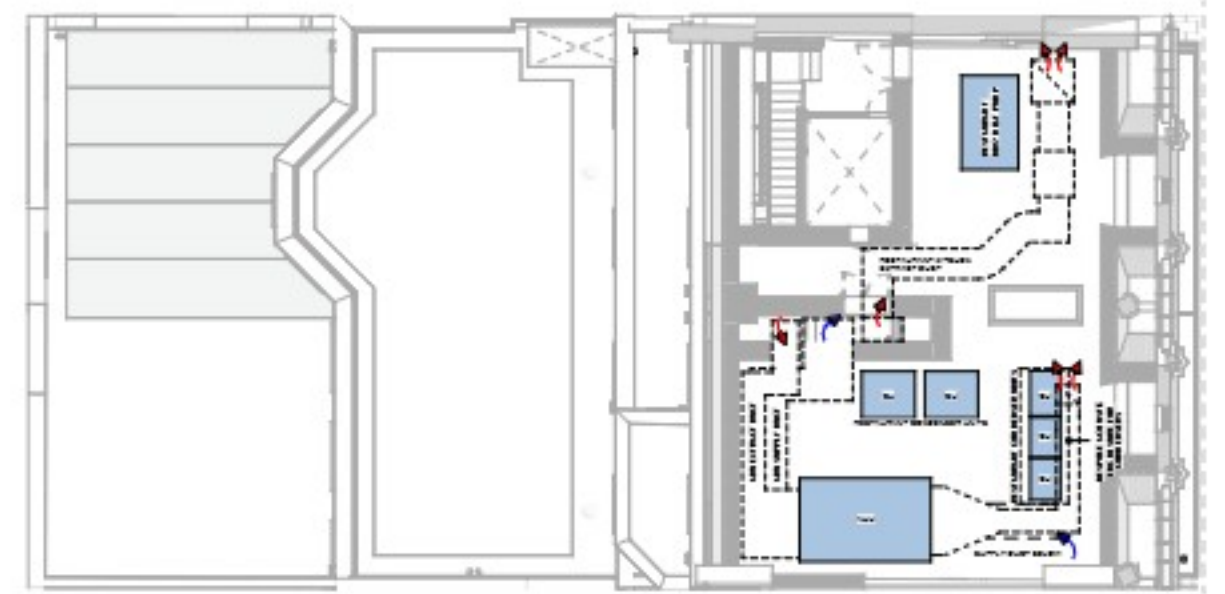


GROUND FLOOR (nts)

SLOANE STREET










LOWER GROUND FLOOR (nts)










FIFTH FLOOR (nts)

DRAINAGE

Colour Legend

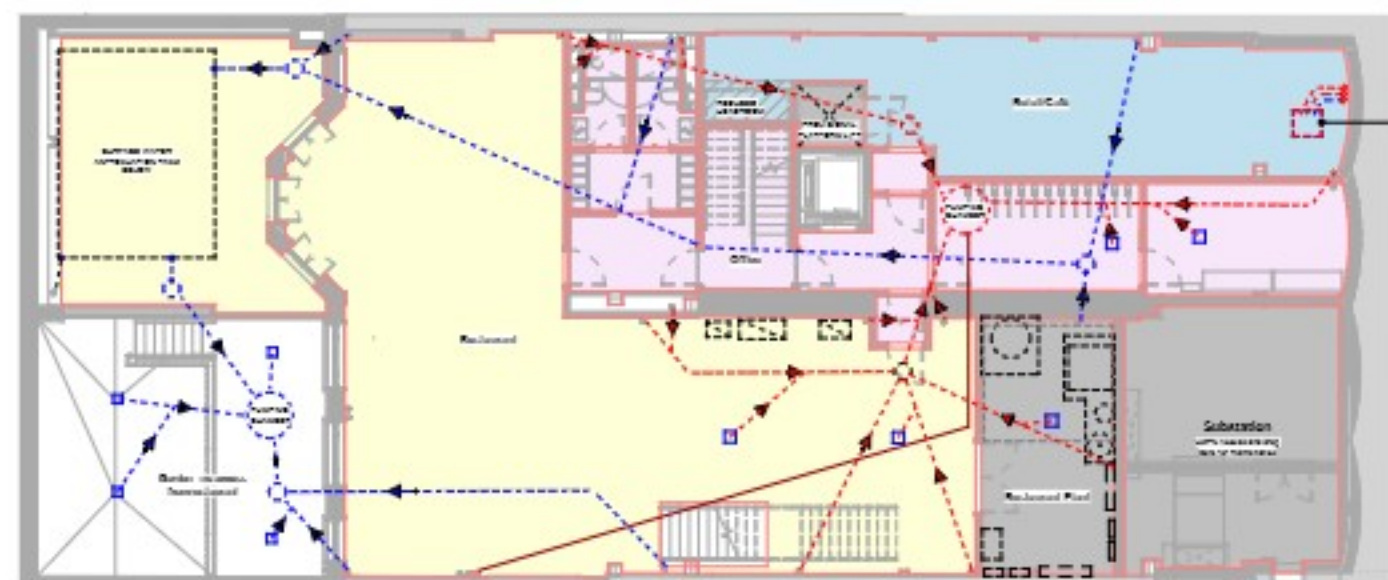
 Restaurant	 Circulation
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 Office	 Restaurant Plant
 Lobby	

 80 Rainwater drain run
 F1 drain run
 Vent pipe
 Bell vent pipe
 80 manhole
 F1 manhole
 Gully

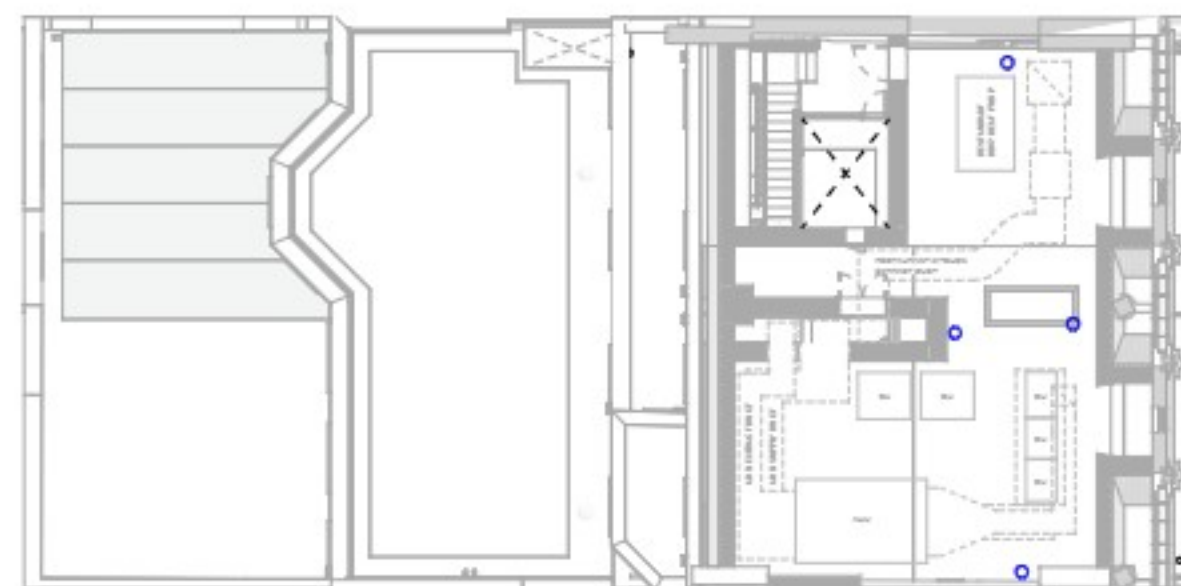


GROUND FLOOR (nts)

SLOANE STREET



LOWER GROUND FLOOR (nts)



FIFTH FLOOR (nts)

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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.

This commitment comes with responsibility to ensure a positive contribution towards a sustainable environment, supporting a thriving community and sustaining one of London's most vibrant neighbourhoods, rich in cultural attractions, beautiful architecture and open green spaces.

Cadogan's proactive management of Sloane Square, Pavilion Road, Duke of York Square and Sloane Street ensures that Chelsea remains one of the 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.



