

MESTIZO

392 KINGS ROAD,
CHELSEA, SW3

PRIME CORNER FREEHOLD BUILDING ON THE KINGS ROAD



PRIME CORNER FREEHOLD BUILDING ON THE KINGS ROAD

FLAGSHIP RESTAURANT UNIT
OVER GROUND AND BASEMENT AND
FIVE RESIDENTIAL FLATS

RARE LATE NIGHT LICENCE,
ALCOHOL AND MUSIC

WARRANT TO EXPIRY OF 16.6 YEARS

UPCOMING RENT REVIEW
IN NOVEMBER 2026

SUPER PRIME LOCATION: VACANCY
RATE AT JUST 0.54%

OCCUPATIONAL RENTS UP 10% IN
2024

Investment Summary

- Fully let **freehold corner building** on the King's Road.
- The property comprises a restaurant unit over ground and basement and five residential flats sold off on long leaseholders over the three upper floors.
- The **restaurant comprises 3,399 sq ft GIA** and is **single let** to Nomamyblue Ltd, trading as Mestizo Mexican Restaurant.
- The total contracted rent is **£221,150 per annum** (Ground Floor Trading Rent at £84.45 per square foot).
- **WAULT to expiry of 16.6 years.**
- Reversionary potential at the **upcoming rent review in November 2026.**
- The King's Road is one of London's most iconic retail and lifestyle destinations, **home to 300+ retailers and restaurants.**
- Exceptionally supply-constrained location with a **vacancy rate of just 0.54%.**
- Occupational **rents increased by 10%** in 2024.

Offers are sought in excess of **£3,450,000** for the freehold interest. This reflects a **net initial yield of 6.00%**, assuming purchaser's costs of 6.80%, and a capital value of **£1,015 per square foot.**



Location



392 KING'S ROAD occupies a prime corner position at the western end of the King's Road, Chelsea - one of London's most internationally recognised lifestyle destinations.

Chelsea is bordered by the River Thames, Belgravia, Knightsbridge, South Kensington, and Fulham, placing it at the heart of London's most prestigious neighbourhoods. The area benefits from excellent connectivity, with Sloane Square (Circle & District lines) and South Kensington (Circle, District & Piccadilly lines) underground stations close by.

The King's Road is renowned for its vibrant mix of luxury boutiques, contemporary brands, galleries, cafés, and fine dining. This compelling combination attracts strong footfall from both affluent local residents and international visitors.

Footfall recovery post-Covid:

98% OF PRE-COVID LEVELS UP 9.7% YEAR-ON-YEAR



Western pitch attracts

270,000+ WEEKLY VISITORS





Location

THE KINGS ROAD IS HOME TO:



- 240 Shops



- 31 Restaurants
Bars & Pubs



- 20 Gyms,
Spas & Salons



- 16 Hotels





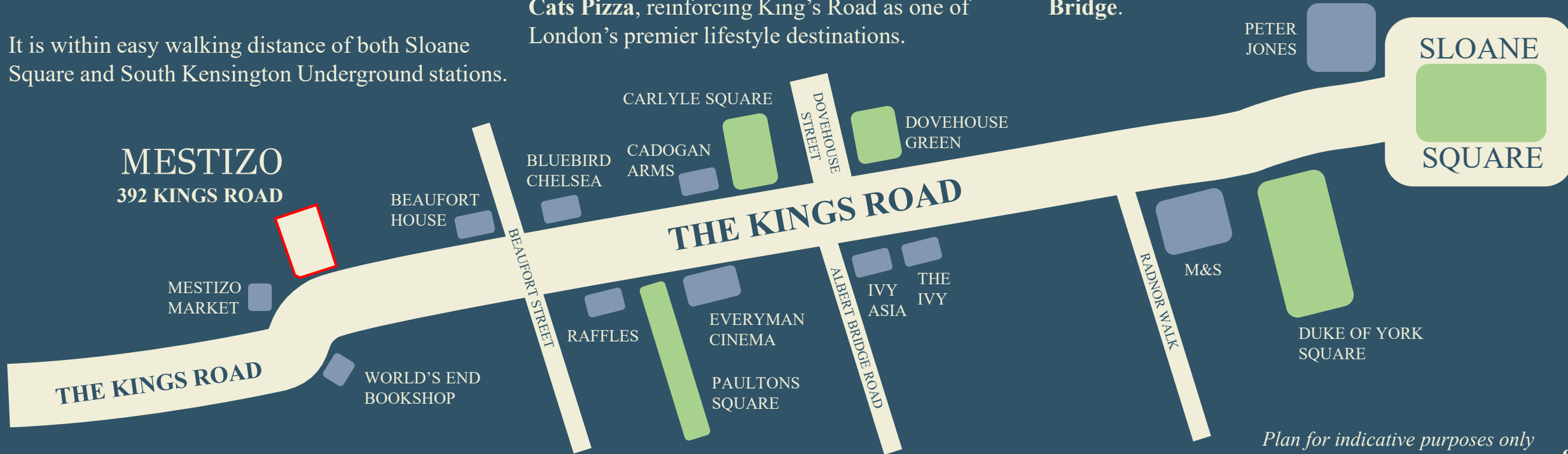
Situation

The property occupies a prominent corner position at King’s Road and Park Walk, directly opposite the King’s Road Curve and the newly opened Mestizo Market, operated by the tenant.

It is within easy walking distance of both Sloane Square and South Kensington Underground stations.

The immediate area is home to an exceptional mix of established operators, including **Bluebird Chelsea, Beaufort House, The Ivy Chelsea Garden, The Cadogan Arms, Raffles and Alley Cats Pizza**, reinforcing King’s Road as one of London’s premier lifestyle destinations.

A five-minute walk provides access to a range of cultural and leisure landmarks, including the **Chelsea Theatre, Cremorne Gardens and Pier, Chelsea Yacht & Boat Club, and Battersea Bridge.**



Plan for indicative purposes only

Description

392 King's Road is a brick-built, period-style corner property arranged over basement, ground, and three upper floors.

The ground and basement levels are configured as a single restaurant unit, while the upper floors provide five self-contained residential units with separate access from Park Walk. These residential units are sold off on long leaseholds.

The property further benefits from a rare and valuable late-night licence until midnight throughout the week (11:30 pm on Sundays), permitting the sale of alcohol and late-night music.



Accommodation Schedule

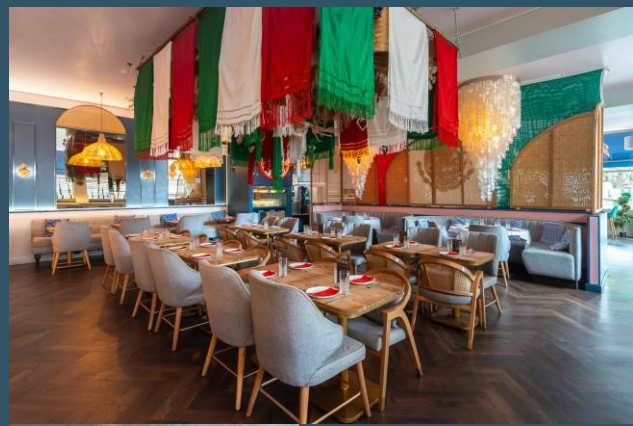
UNIT	GIA (SQ FT)
GROUND	1,588
BASEMENT	1,811
TOTAL	3,399

Areas as agreed by Landlord and Tenant



Tenure

The asset is held freehold under title number LN188303.



Plan for indicative purposes only

Tenancy

The restaurant fully let to Nomamyblue Ltd, trading as Mestizo Mexican Restaurant. Company registration number 12983137.

Mestizo is a family-owned, international restaurant group **established in 1974** in Mexico. **They have been operating in London for 19 years**, with sites in Camden and Chelsea, plus multiple venues across Mexico.

Their newest concept, Mestizo Market, opened opposite the property in June 2025.



International Locations

CAMDEN RESTAURANT

103 Hampstead Road, London, NW1 3EL

CAMDEN MARKET

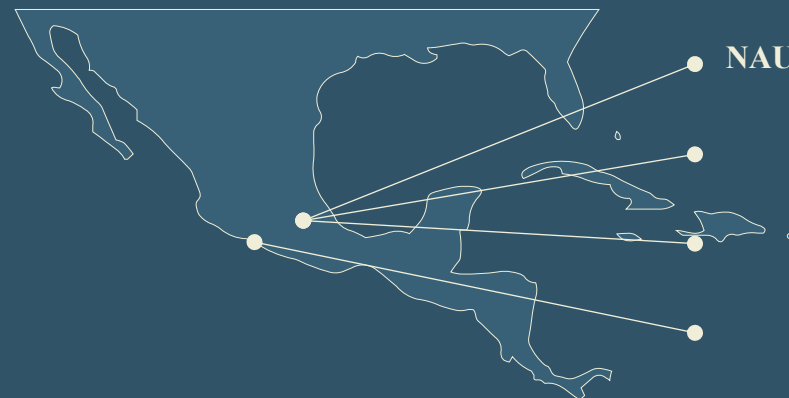
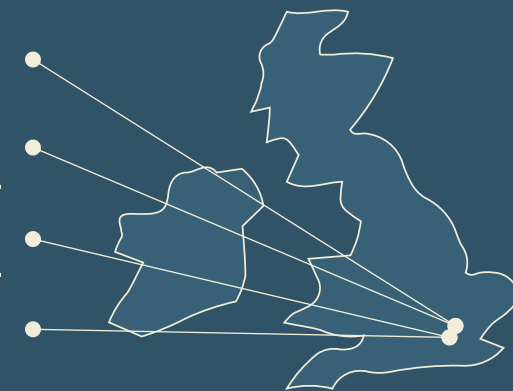
101 Hampstead Road, London, NW1 3EW

CHELSEA RESTAURANT

392 King's Road, London SW3 5UZ

CHELSEA MARKET

396 King's Road, London SW10 0LN



NAUCALPAN DE JUAREZ

CUERNAVACA

MEXICO CITY

IXTAPA

Tenancy

Tenancy Schedule

UNIT	GIA (SQ FT)	RENT (£ P.A.)	NEXT REVIEW	EXPIRY	WAULT (YEARS)
G & B	3,399	£220,000	NOVEMBER 2026	NOVEMBER 2041	16.1
FLAT 1	-	£250	MARCH 2029	MARCH 2129	103.6
FLAT 2	-	£200	-	MARCH 2129	103.6
FLAT 3	-	£250	MARCH 2029	MARCH 2129	103.6
FLAT 4	-	£250	MARCH 2029	MARCH 2129	103.6
FLAT 5	-	£200	-	MARCH 2129	103.6
TOTAL	3,399	£221,250			16.6



Rental Devaluation

UNIT	GIA (SQ FT)	WEIGHTING	WEIGHTED RENT (£ / SQ FT)
GROUND	1,588	100%	£84.45
BASEMENT	1,811	56%	£47.43
TOTAL	3,399		

Market

SUPER PRIME LOCATION

VACANCY RATE: 0.54%

OCCUPATIONAL RENTS UP 10% IN 2024

Surpassing pre-pandemic levels



Headline restaurant rents

EXCEEDING £120 PER SQUARE FOOT

Kings Road investment

PRIME YIELD AT 3.70%

HIGHLY CONSTRAINED SUPPLY



Investment Proposition

Proposal

Offers are sought in excess of **£3,450,000** for the freehold interest. This reflects a **net initial yield of 6.00%**, assuming purchaser's costs of 6.80%, and a capital value of **£1,015 per square foot**.

Contacts

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Disclaimer

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VAT

It is understood the property has been elected for VAT and the transaction will be treated as a TOGC.

KYC / AML

The purchaser will be required to provide full KYC information to satisfy the vendor's AML requirements.

Inspections

Inspections can be arranged by contacting Fineman Ross + Partners.