

**Lot 9, 562 King's Road, Fulham, London,
SW6 2DZ**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Freehold London Leisure and Residential Opportunity with Development Potential

www.acuitus.co.uk

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Property Information

Freehold London Leisure and Residential Opportunity with Development Potential

- Highly attractive restaurant and residential opportunity
- Established restaurant and nightclub use with rare late night licence
- Includes 5 en-suite flats on the upper floors
- Potential to refurbish/re-position or add massing to create aparthotel or residential scheme in the upper parts with feasibility study undertaken (subject to consents)
- Total floor area of 604.00 sq m (6,503 sq ft)
- Extremely affluent and prestigious South West London location offering prominent corner position with substantial frontage onto King's Road
- Renowned location close to Chelsea and Stamford Bridge, 400 metres from Fulham Broadway Station (District Line - Zone 2)
- Significant King's Road Park residential development located opposite with c. 1,800 new homes currently under construction
- Nearby occupiers include Warr's Harley-Davidson, Tesco Express and a number of established independent retailers, restaurants and cafés.

Lot
9

Auction
29th October 2026

Vacant Possession

Status
Available

Sector
Restaurant, Residential, Development

Auction Venue
Live Streamed Auction

Location

Miles 2 miles south west of Buckingham Palace, 1.5 miles south west of Hyde Park

Roads A3, A4, A205 (South Circular Road)

Rail Fulham Broadway Underground Station and Parsons Green Underground Station (District Line - Zone 2). Imperial Wharf Rail Station (Mildmay Line - London Overground)

Air London Heathrow Airport, London City Airport, London Gatwick Airport

Situation

The property is situated in the affluent South West London district of Fulham, prominently located on the north side of King's Road (A308), a renowned retailing and leisure thoroughfare, in close proximity to Chelsea. The property is situated some 300 metres from Stamford Bridge stadium and 400 metres from Fulham Broadway Underground Station (District Line - Zone 2).

King's Road Park, a significant residential development, is located approximately 60 metres from the property and will provide 1,800-1,850 new homes across five phases, bringing a significant increase in local residential population and driving footfall for future leisure uses.

Nearby occupiers include a wide range of high-end retailers, independent boutiques, restaurants, cafés and leisure operators, with the immediate section of King's Road providing a vibrant and well-established local retail and leisure offering. Notable occupiers nearby include Warr's Harley-Davidson, Design Centre Chelsea Harbour, Tesco Express and a range of prominent furniture, interior design and lifestyle brands.

Tenure

Freehold.

Description

The property comprises a highly attractive and substantial building providing a restaurant and nightclub on the ground and basement floors together with 5 en-suite flats on the upper floors.

The premises benefit from a late night licence with opening hours permitted until 00:30am on weeknights and until 2:00am on Friday and Saturday nights.

The property occupies a prominent corner site and benefits from rear access via Holmead Road and a rear yard. There is potential for further development, redevelopment or alternative uses subject to the necessary consents.

An architectural feasibility report is included in the Legal Pack.

VAT

Please see the Special Conditions of Sale

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Restaurant/Ancillary	204.40	(2,200)	VACANT POSSESSION
Basement	Nightclub/Ancillary	164.60	(1,772)	
First	Residential (3x en-suite flats)	141.90	(1,528)	
Second	Residential (2x en-suite flats)	93.10	(1,003)	
Total		604.00	(6,503)	

N.B. The floor areas stated above are as referenced in the Lane & Frankham Area Referencing Report contained within the Legal Pack.

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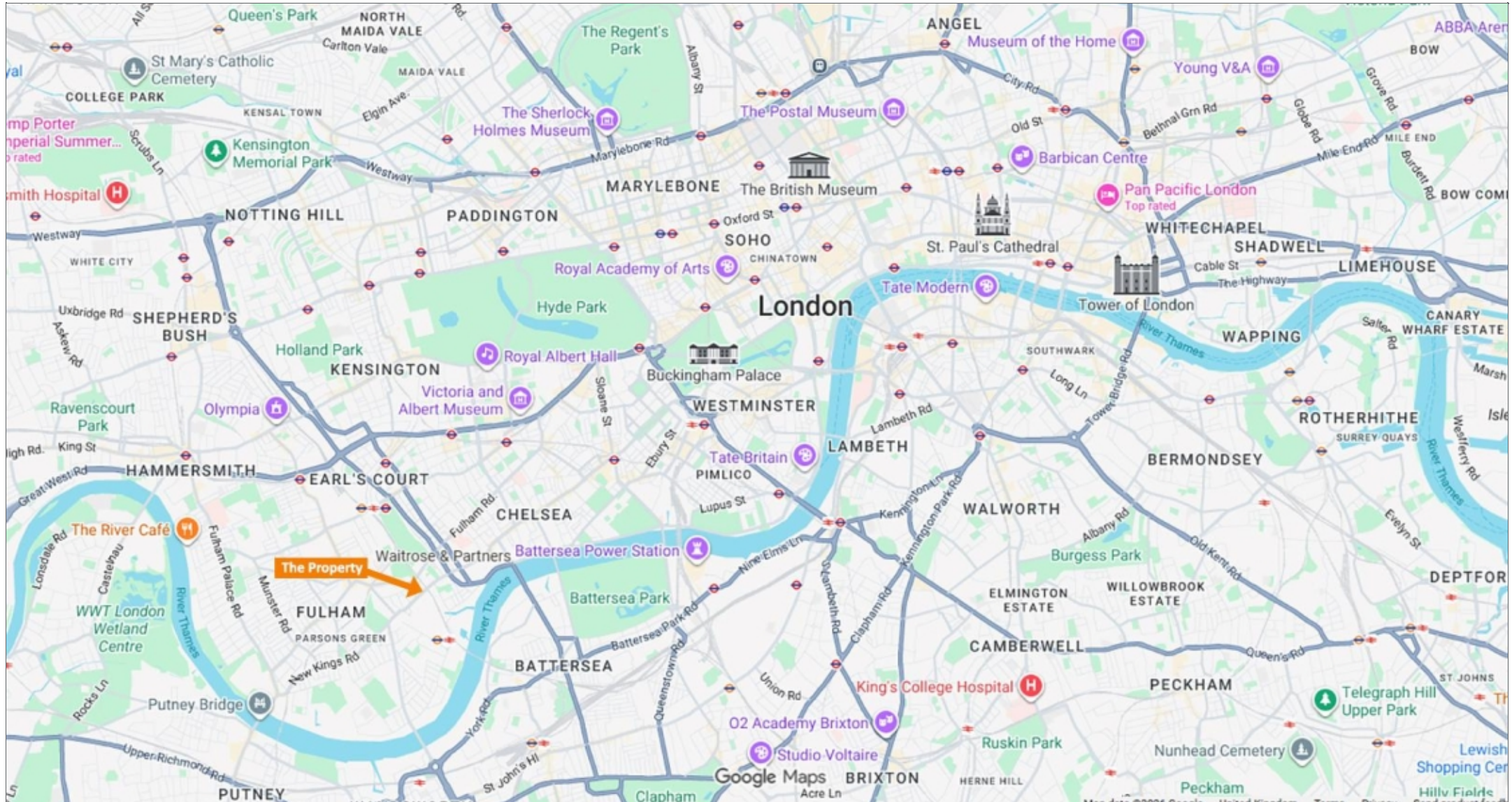


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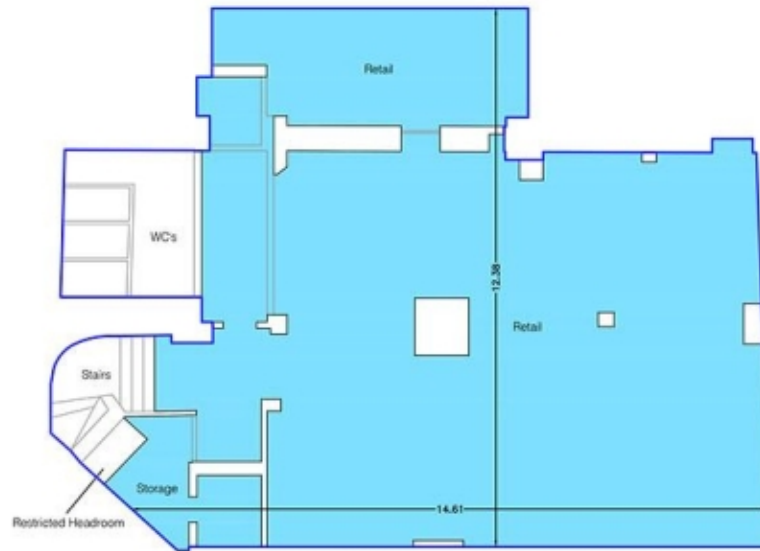


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562 KINGS ROAD
LONDON, SW6

Basement

Net Internal Area

	NIA - Retail	140.4 sq m	1511 sq ft
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Gross Internal Area

	GIA	164.6 sq m	1772 sq ft
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Notes:

(X XX) Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF8002-AREA-B

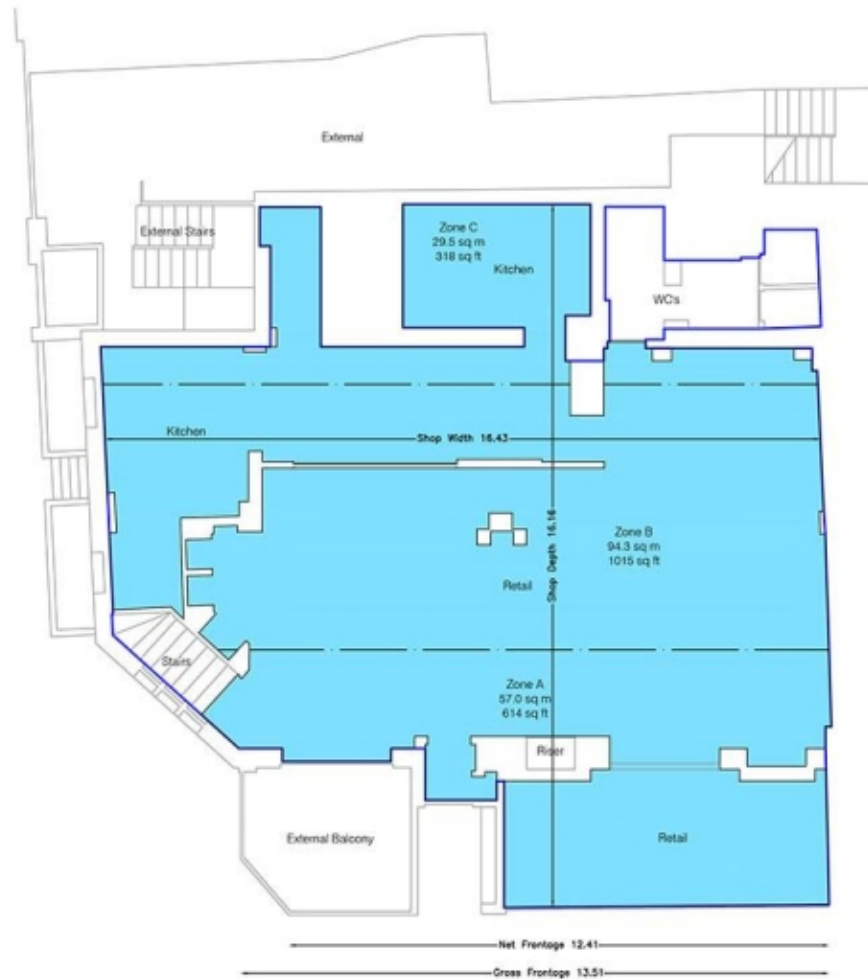
Issue A September 2026

Scaled for presentation - 1:100 @ A3



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562 KINGS ROAD LONDON, SW6

Ground Floor

Net Internal Area

	NIA - Retail	180.8 sq m	1947 sq ft
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Gross Internal Area

	GIA	204.4 sq m	2200 sq ft
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Notes:

(X XX) Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

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Dwg No. **LF8002-AREA-G**

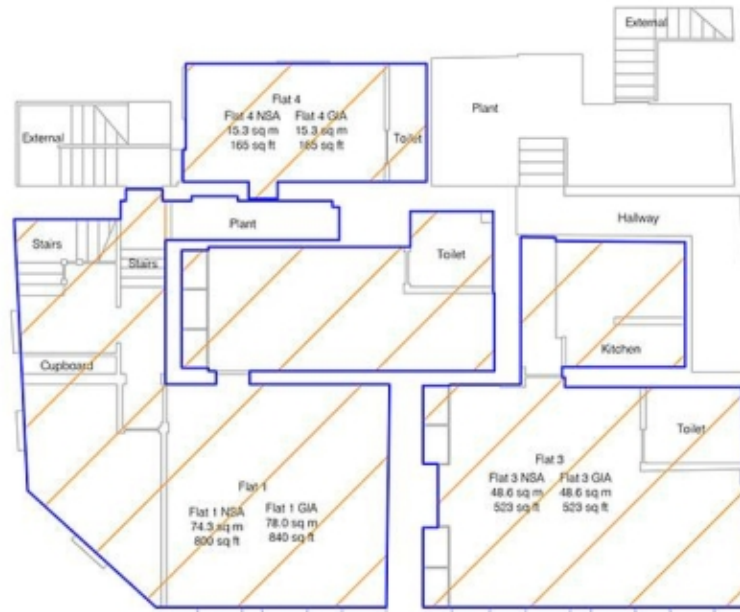
Issue A September 2026

Scaled for presentation - 1:100 @ A3

Lane & Frankham 

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562 KINGS ROAD LONDON, SW6

First Floor

Net Sales Area (NSA)

	NSA	138.2 sq m	1488 sq ft
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Gross Internal Area

	GIA	141.9 sq m	1528 sq ft
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Notes:

(X) Floor to Ceiling Height (Metres)

A dashed line denotes assumed - inaccessible due to fit out.

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Dwg No. LF8002-AREA-01

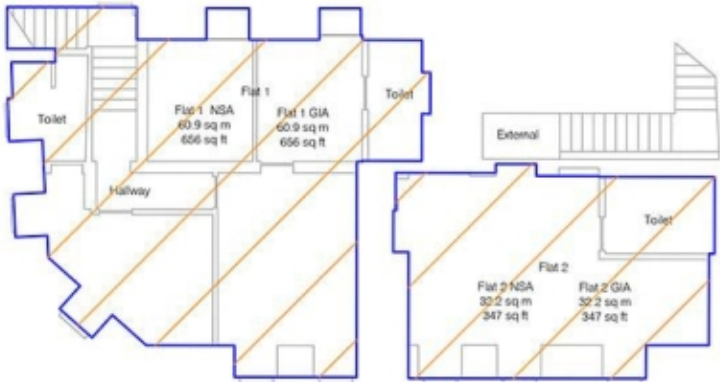
Issue A September 2026

Scaled for presentation - 1:100 @ A3

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562 KINGS ROAD			
LONDON, SW6			
Second Floor			
Net Sales Area (NSA)			
	NSA	93.1 sq m	1003 sq ft
Gross Internal Area			
	GIA	93.1 sq m	1003 sq ft

Notes:
 Floor to Ceiling Height (Metres)
A dashed line denotes assumed - inaccessible due to fit out.
This drawing indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Dwg No. LF8002-AREA-02
Issue A September 2026
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2026