

111-112

CHEYNE WALK

OLD CHELSEA

6,302 SQ FT FOR SALE



DUSTINS

BROOKLAND

COTE

BROOKLAND

LOCATION

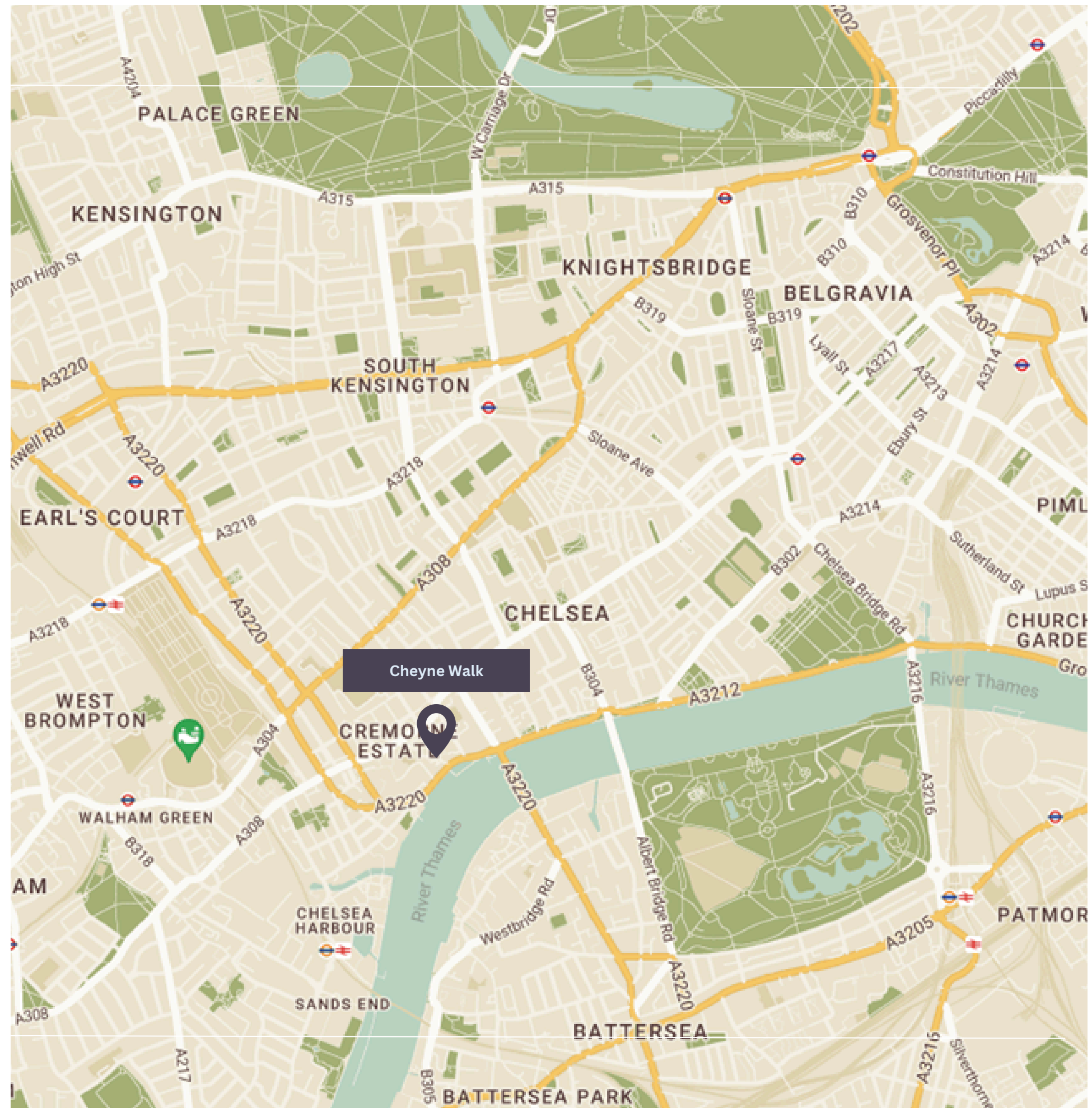
111-112 Cheyne Walk is located close to Chelsea Embankment and Kings Road within the conservation area of **The Royal Borough of Kensington and Chelsea**

Cheyne Walk is situated midway between Chelsea Harbour and Sloane Square.

Chelsea Harbour provides links via the Overground and National Rail and Sloane Square provides underground links via District and Circle lines.

Kings Road to the north is a short walk away and offers plentiful amenities as an internationally recognised retail destination. There is an abundance of shops, cafes and restaurants that leads into Sloane Square where the world renowned Saatchi Gallery is located.

Just South of the river is Battersea Park, which is adjacent Battersea Power Station, a rapidly growing and maturing office and residential location, most notably with the arrival of Apple's HQ, aided by the new Northern line tube extension stopping at Battersea Power Station.



DESCRIPTION

The accommodation is within a new development behind a 5 storey Victorian London stock brick facade with tall Sash Windows from the first floor up, providing very attractive setting with river views.

The ground floor had traditional high street style shop fronts for 2 or 3 different occupiers. The commercial units are available in Shell and Core condition over 3 floors, basement, ground and first floor.

Commercial Unit 2 and the Retail unit can be combined at basement level to create one larger unit.

Ideal for an owner occupier or an Investor looking to fit out and let individual units.

ACCOMMODATION

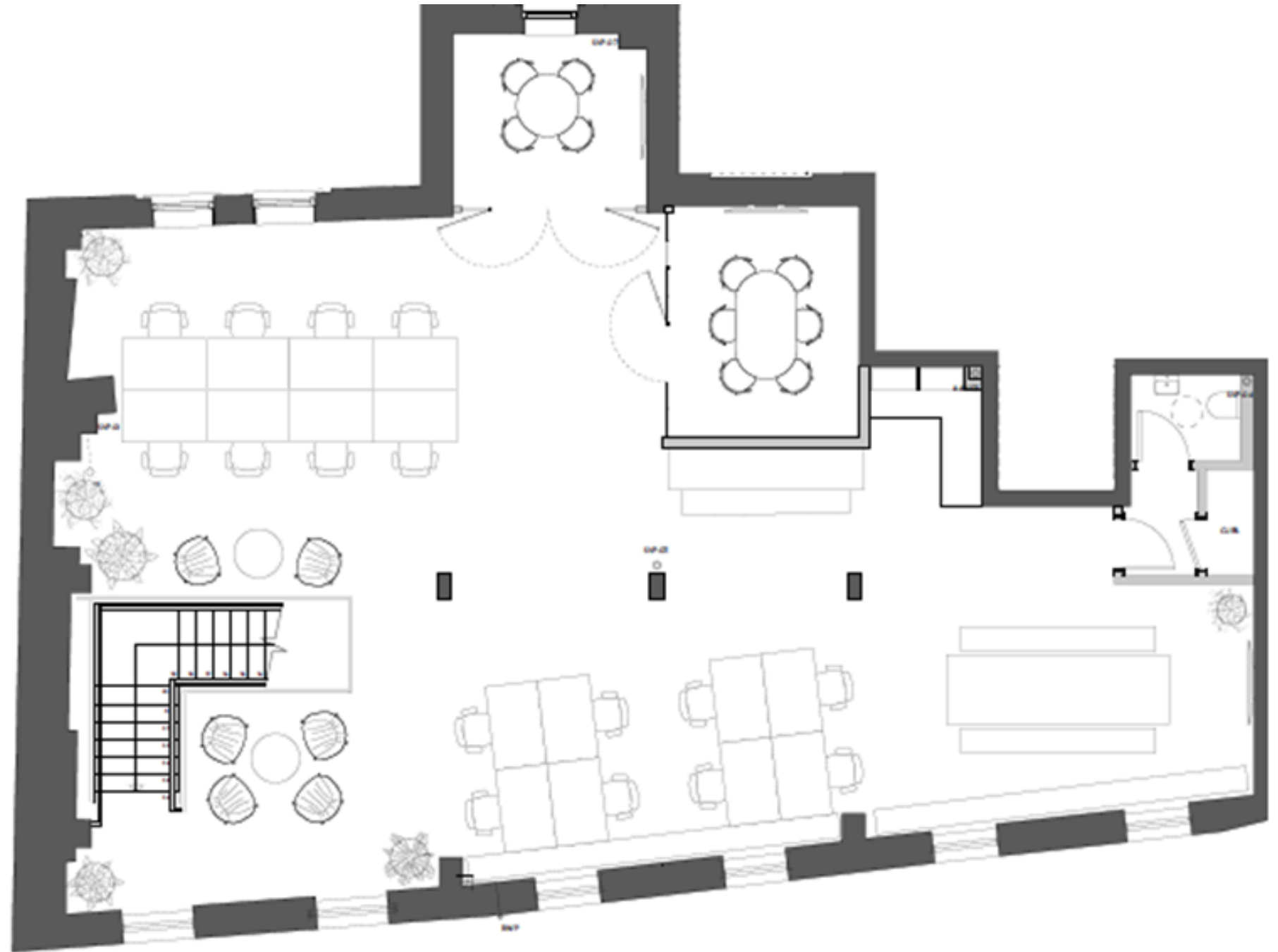
There are three separate self contained commercial which can be let/sold individually, by the buyer.

FLOOR	AREA SQ.M	AREA SQ.FT
FIRST FLOOR	148.0	1,593.07
GROUND FLOOR	248.6	2,675.93
BASEMENT	188.90	2,033.31
TOTAL	585.5	6,302

FLOOR PLANS

FIRST FLOOR

COMMERCIAL UNIT 1 - 1,593 SQ FT

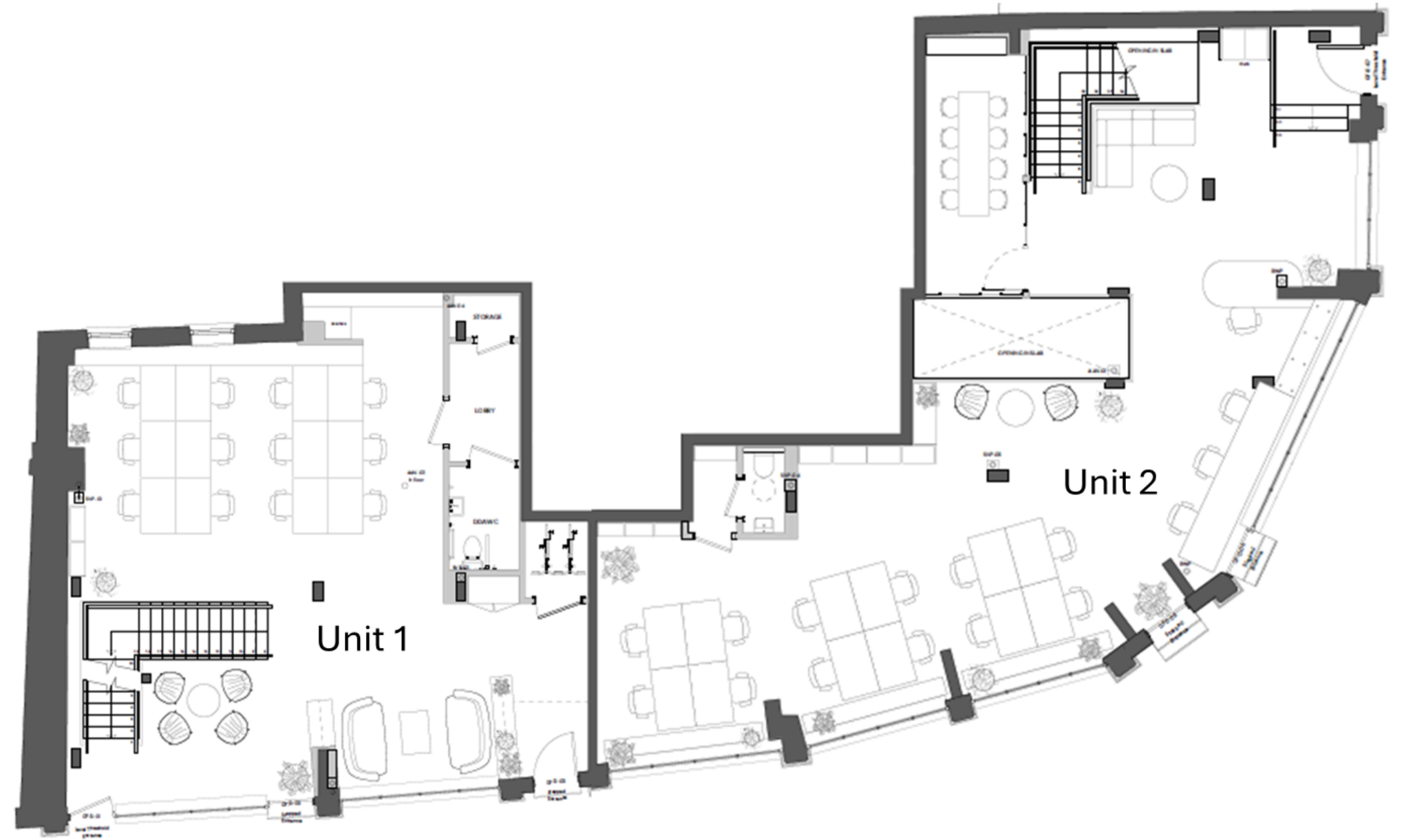


FLOOR PLANS

GROUND FLOOR

COMMERCIAL UNIT 1 - 1,167 SQ FT

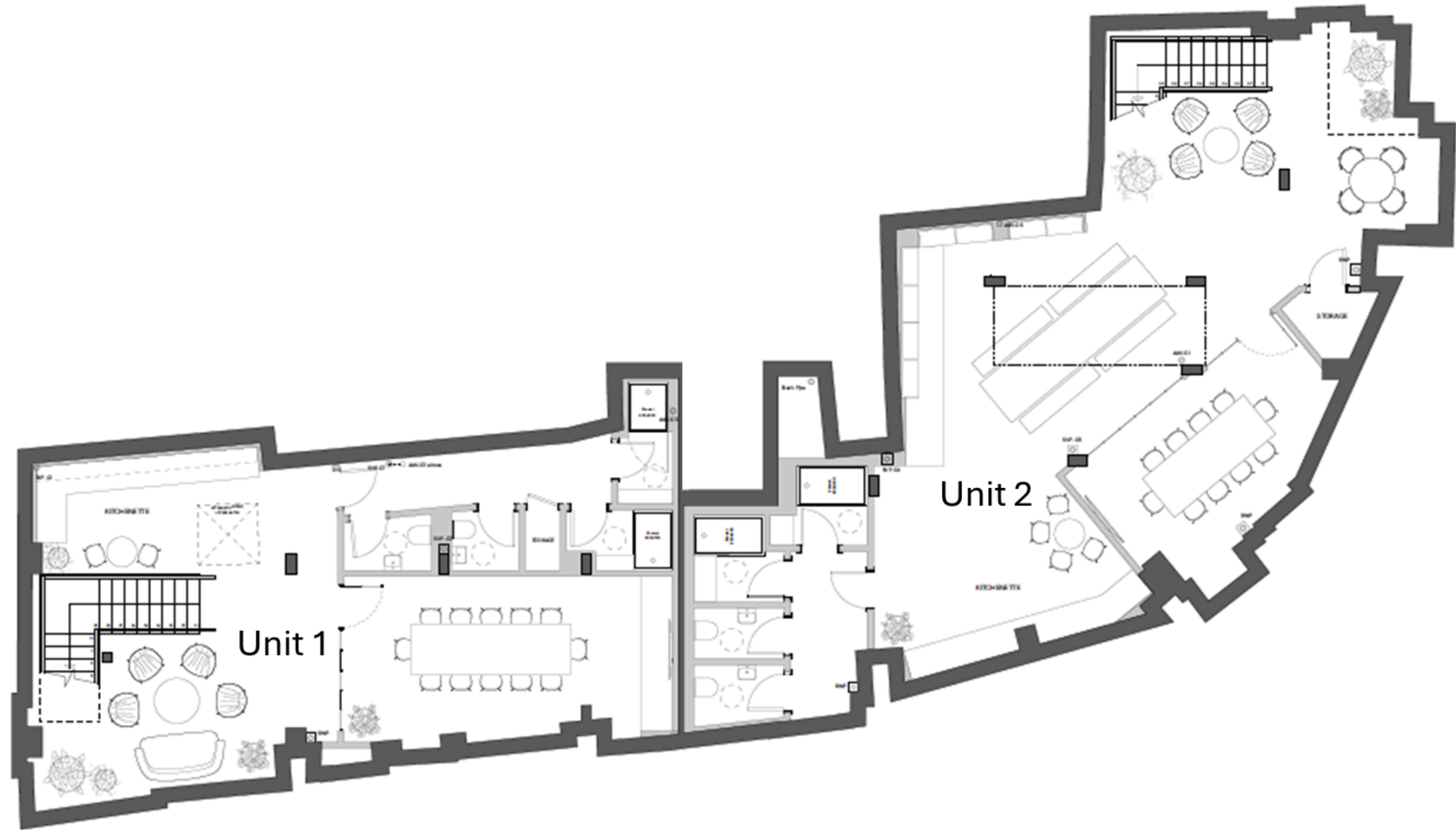
COMMERCIAL UNIT 2 - 1,509 SQ FT



FLOOR PLANS

BASEMENT FLOOR

COMMERCIAL UNIT 1 - 868 SQ FT
COMMERCIAL UNIT 2 - 1,166 SQ FT



INFORMATION

Planning Consent

Planning permission PP/17/005416

Development

Part demolition and extension to basement and rear of properties 1-4 Munro Terrace and 111-112 Cheyne Walk for reconfiguration of existing buildings and associated external works to provide; commercial office accommodation (Class B1) at part basement, part ground and part first floor levels; retail accommodation (Class A1) at part basement and part ground floor levels; and residential accommodation (Class C3) at part first, second, third and fourth floor levels (9 new flats to create a total of 13 flats) with associated refuse and cycle storage at ground floor level.

Tenure

999 year lease with a share of the freehold.

Pricing

Upon Application

VAT

The building is elected for VAT

Viewings

Viewings strictly by appointment through sole agents Bray Fox Smith

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