

111-112

CHEYNE WALK

OLD CHELSEA

795 SQ FT - 6,124 SQ FT TO LET OR FOR SALE



LOCATION

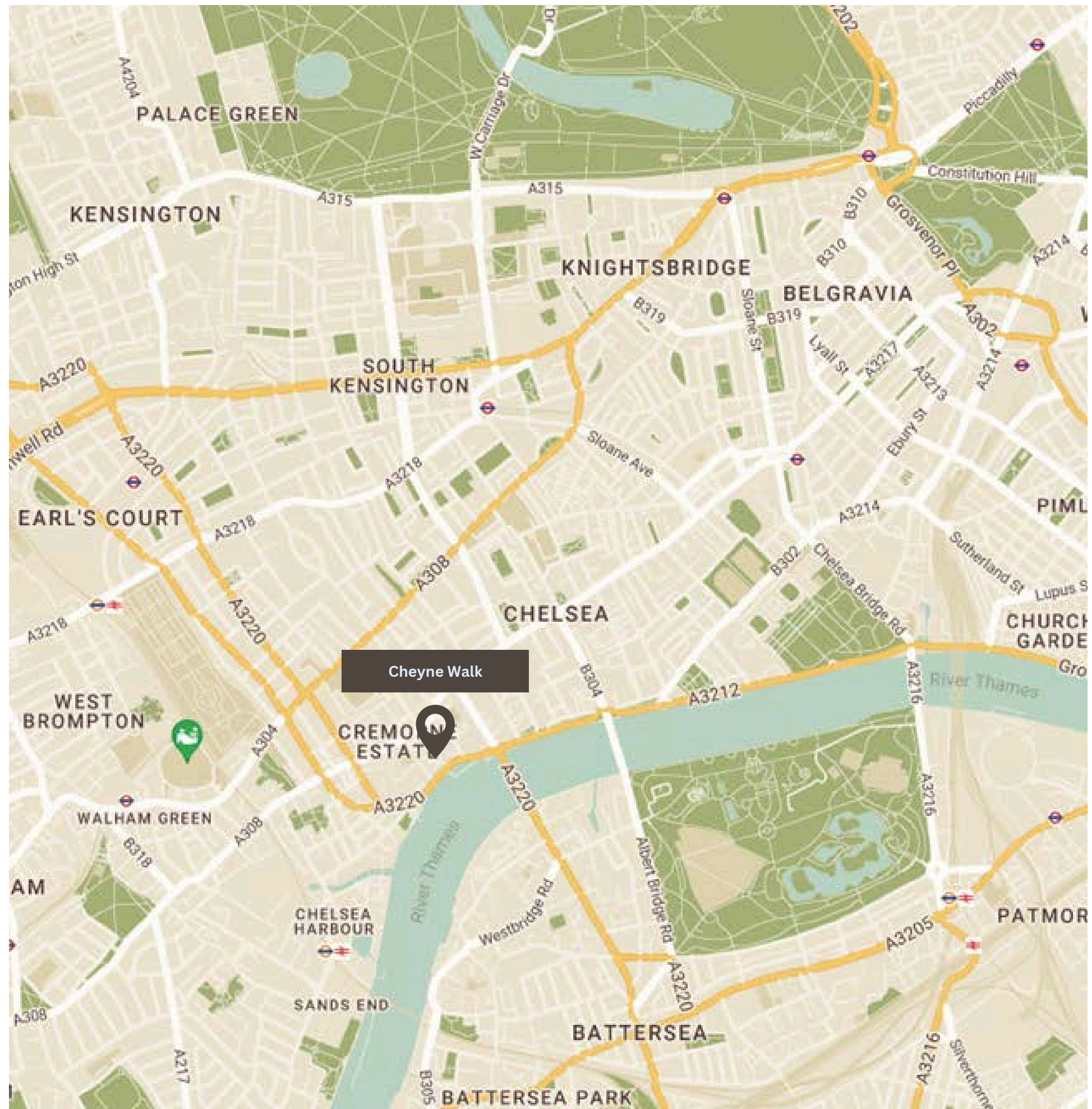
111-112 Cheyne Walk is located close to Chelsea Embankment and Kings Road within the conservation area of **The Royal Borough of Kensington and Chelsea**.

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 lead 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 a new mixed use development constructed behind a 5 storey Victorian London stock brick facade with sash windows from the first floor up, providing very attractive setting with river views.

The ground floor has 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 part first floor. The party wall between Commercial Unit 2 and Unit 3 is movable and can create one larger combined space.

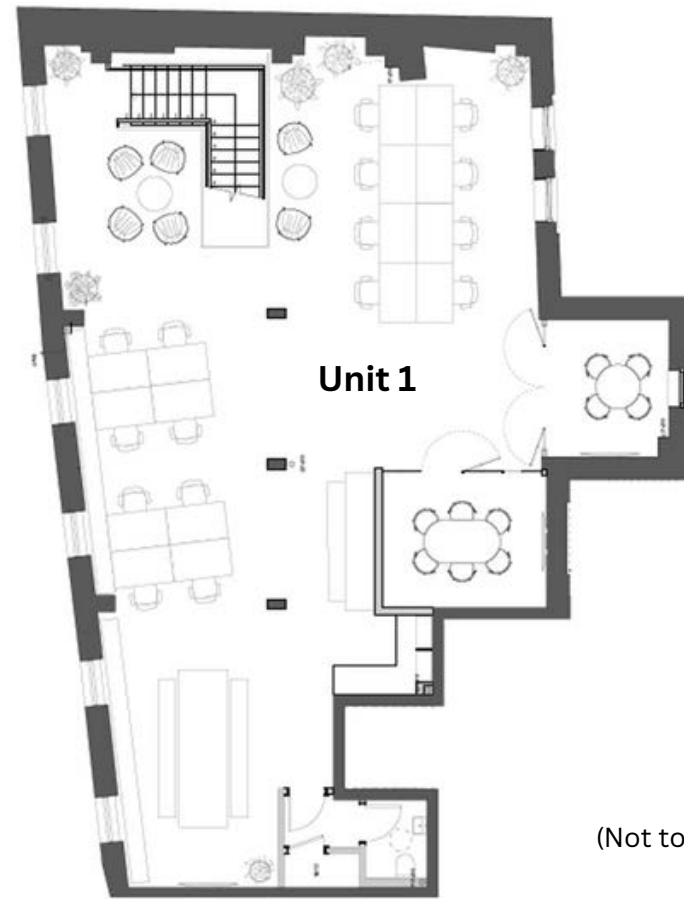
Ideal for tenants and an owner occupier or an Investor looking to fit out and let individually.

ACCOMMODATION

There are three separate self contained commercial units which can be let/sold individually.

UNIT 1	AREA SQ.FT	AREA SQ.M
FIRST FLOOR	1,593	148
GROUND FLOOR	1,155	107.3
BASEMENT	868	80.6
TOTAL	3,616	335.9
UNIT 2	AREA SQ.FT	AREA SQ.M
GROUND FLOOR	890	82.7
BASEMENT	823	76.5
TOTAL	1,713	159.2
UNIT 3	AREA SQ.FT	AREA SQ.M
GROUND FLOOR	453	42.1
BASEMENT	342	31.8
TOTAL	795	73.9

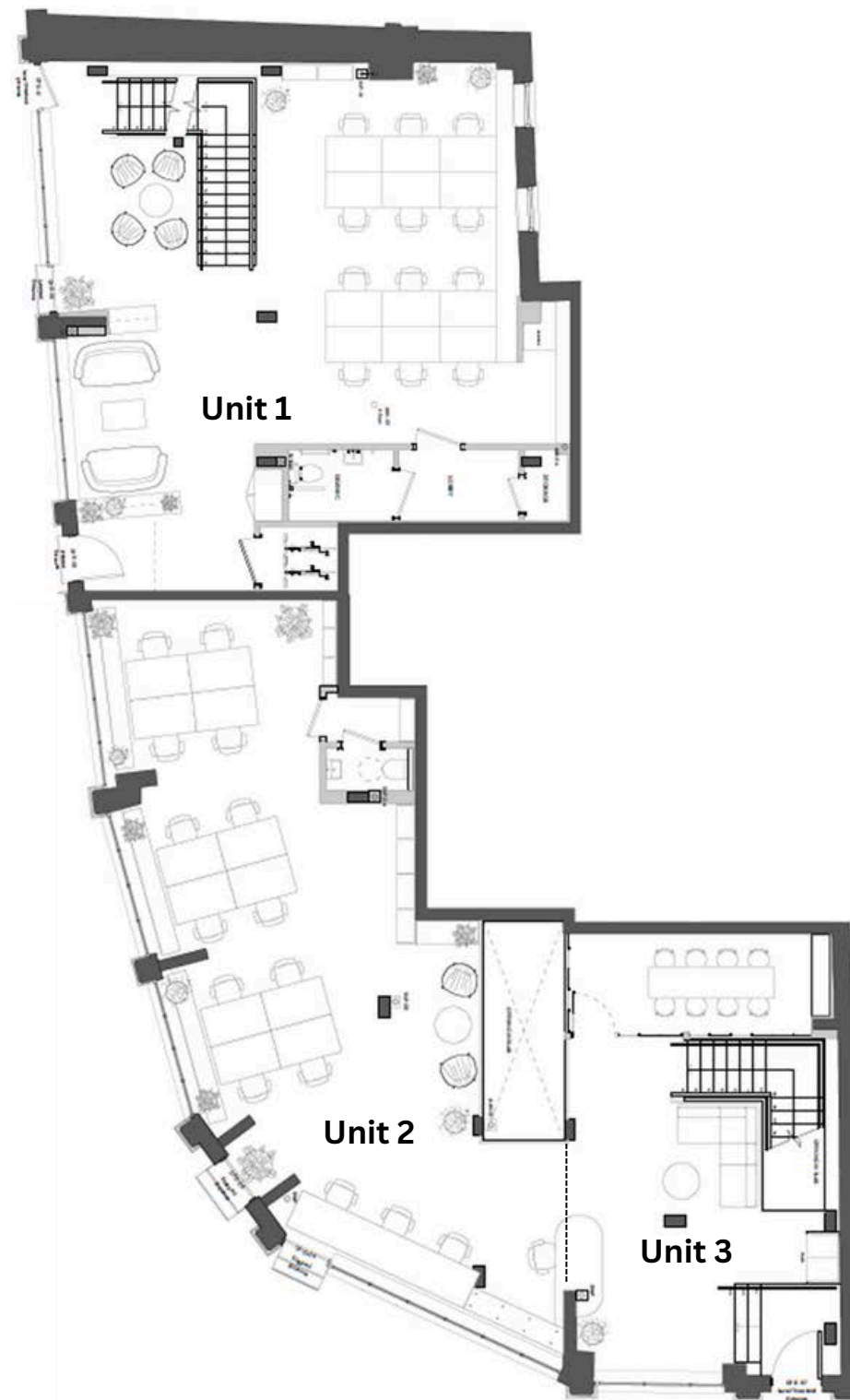
FLOOR PLANS



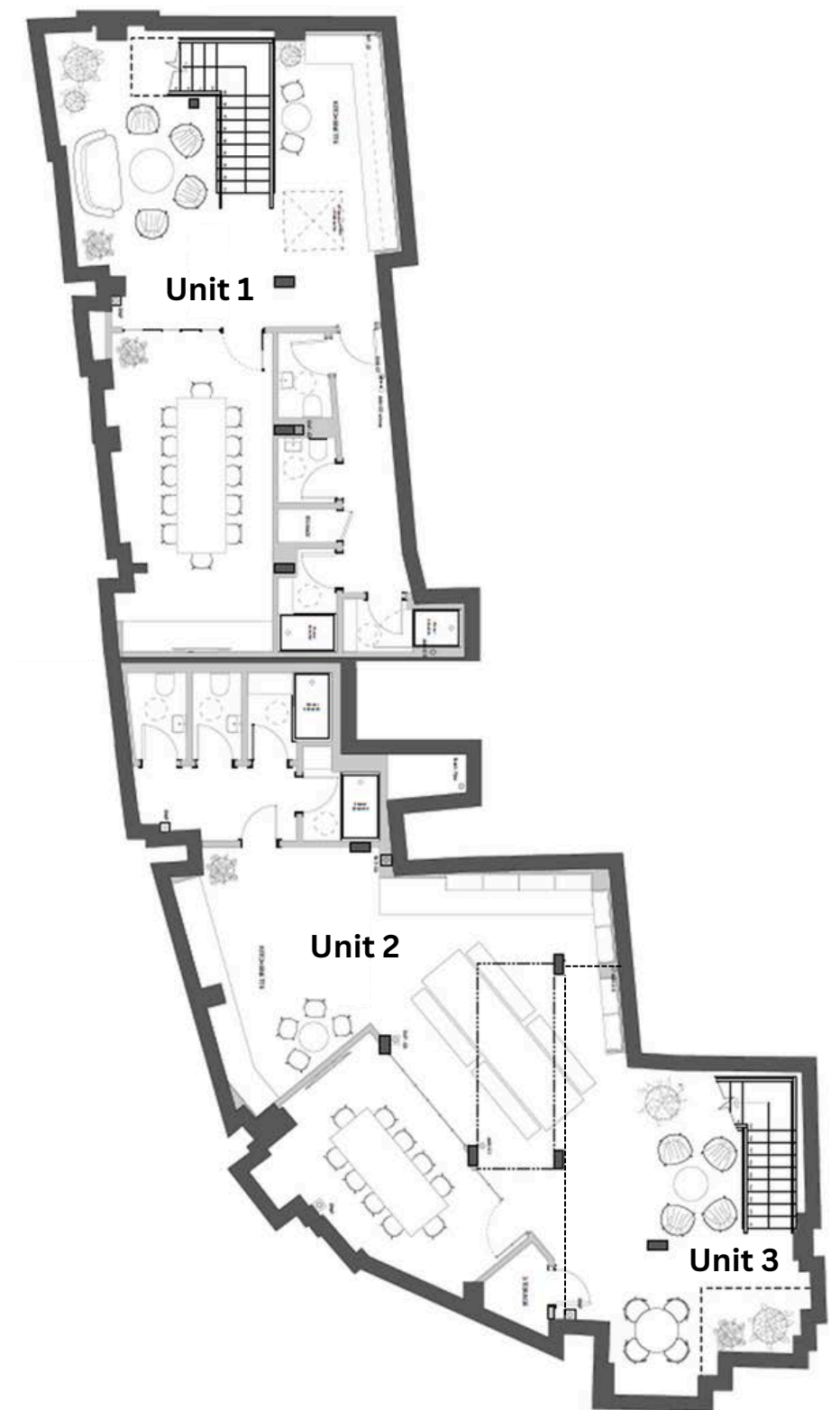
(Not to Scale)

	SQ FT	SQM
PART FIRST FLOOR	1,593	147.9
GROUND FLOOR	2,498	232.0
BASEMENT	2,033	188.8
TOTAL	6,124	568.7

PART FIRST FLOOR



GROUND FLOOR



BASEMENT

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 (to create a total of 13 flats) with associated refuse and cycle storage at ground floor level.

Tenure

A new lease for term by arrangement or alternatively a new 999 year lease with a share of the freehold.

Rent

On application

Price

On application

VAT

The building is elected for VAT.

Viewings

Viewings strictly by appointment through sole agents Bray Fox Smith

EPC Score

TBC

CONTACT US

Rob Skioldebrand

07769 725 412

robertskioldebrand@brayfoxsmith.com

