



Property Particulars

MILES COMMERCIAL INVESTMENTS

INVESTMENT & PROPERTY CONSULTANTS

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FOR SALE GARAGE/WORKSHOP



CHELSEA
5,068 SQ.FT/470.83 SQ.MTS

Lower Ground Floor South
Nell Gwynn House, Sloane Avenue
LONDON SW3 3AX

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

LOCATION The premises are located on the corner of Draycott Avenue and Cadogan Street to the rear of Nell Gwynn House. The area is well served by shops and restaurants and South Kensington underground (circle, district and Piccadilly lines) is within seven minutes Walk.

DESCRIPTION The garage is approached by a ramp off Cadogan Street leading down into the Workshop via wide sliding and folding doors. The workshop consists of hard standing area for 20 cars with a rear storeroom and to the front ancillary offices. The gross internal area is:

Lower Ground Floor - 5,068 sq.ft 470.83 sq.mts



FLOOR PLAN NOT TO SCALE

AMENITIES

- * Three Phase electricity
- * Sprinkler system
- * Working height 2.69 metres
- * Kitchenette
- * Compressed air
- * Exhaust air handling system
- * WC
- * Shower

TENURE Long Leasehold

LEASE An effective full repairing and insuring lease sub-lease for a term of 125 years from 1st January 1974 (82 years unexpired). The initial ground rent is £50 which doubles every 25 years

PRICE Offers invited in excess of £3,500,000 subject to contract and exclusive of VAT.

RATES Rateable Value £33,250

CONTACT For further information please contact Peter Bromwich
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