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LEASE FOR SALE Car Workshop

The Chelsea Workshop, Nell Gwynn House,
Draycott Avenue, Chelsea, London SW3 3AU

CONTACT **Mark Frostick**
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Well established car workshop
Highly affluent and sought after location
Rarely available opportunity
Assignment of remainder of ground lease
444.85 sq m (4,795 sq ft)
Parking for circa 25 vehicles

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Location

The property is located in the basement of Nell Gwynn House at the junction of Draycott Avenue and Whitehead's Grove, just off Sloane Avenue and within walking distance of South Kensington and Sloane Square underground stations.

Nell Gwynn House is an Art Deco residential building in the heart of London's Chelsea with the basement workshop providing suitable space either for a standalone workshop or to support another facility. The site has been the home of the **Chelsea Workshop** for over 40 years and they are looking to relocate to new premises on agreement of a deal.

Description

The premises consist of a basement area converted to a workshop. It is accessed via a ramp from Whitehead's Grove and internally provides a main workshop area with two stores and offices. At present there is sufficient parking for circa 25 vehicles (dependent upon size) with the separate office facilities providing a reception area, office, WC and kitchenette. The stores and offices could be removed to provide additional parking if required.

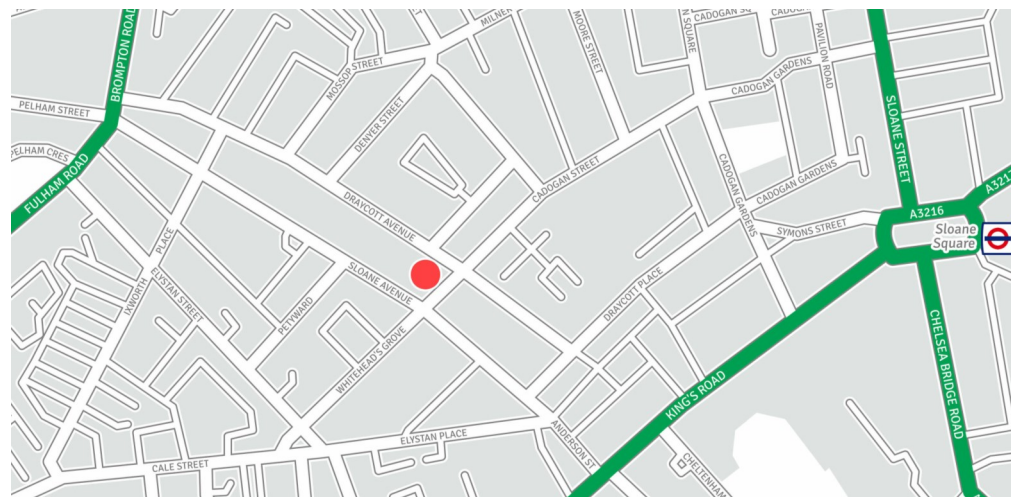
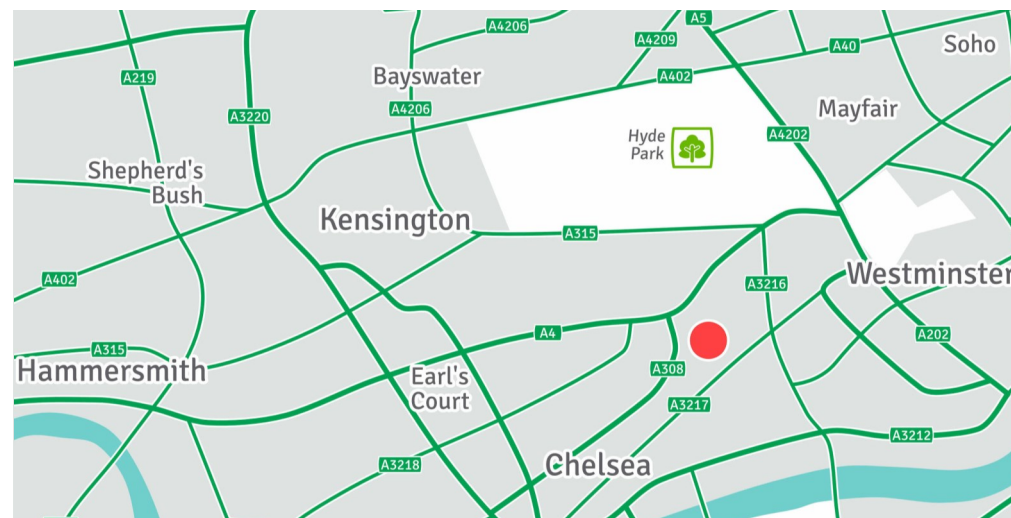
Please note there is no external parking on the ramp.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	390.31	4,207
Offices/Ancillary	54.54	587
Total	444.85	4,794

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

The property is held on a lease dated 30 April 1976 for a term of 125 years. The current rent is £50 per annum, doubling every 50 years. The user clause within the lease is: “as a garage for the servicing and repair of motor vehicles other than repairs involving panel beating or paint spraying.”

In addition there is a service charge of approximately £6,000 per annum for maintenance of common areas etc. A copy of the lease is available upon request.

Terms

Our clients are looking to assign the remainder of their valuable interest for a premium of £3.5 million. The landlord has indicated in the past that they may widen the user clause.

Rating

We are advised that the Rateable Value for the property is £33,250 and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.



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