

Freehold in Chelsea
Commercial Property with
Vacant Possession and
Residential Investment



98 Draycott Avenue Chelsea, London SW3



A rare mixed-use Freehold investment opportunity situated in a highly affluent location, in the heart of Chelsea.



The property is located on the north side of Draycott Avenue, forming part of the terrace between Ives Street and Donne Place, opposite the luxury KX Gym.

The property is situated within the Royal Borough of Kensington and Chelsea, a densely populated and affluent area.

- Retail accommodation over ground and part first floor, with residential accommodation over first, second and third floors.
- Separate access to the residential uppers from Draycott Avenue.
- An attractive feature of the property is the second floor roof terrace.

COMMERCIAL ELEMENT

The retail premises provide an open plan retail sales space at ground level and WC to the rear. The part first floor ancillary space is accessed via an internal rear staircase and comprises a kitchenette and second WC.

The Freeholder has obtained planning permission - 'alterations to existing shop front window including enlargement of shop front window and removal of stall riser.' (PP/19/07941)

Nearby occupiers include Chanel, Bamford, Joseph, Linda Farrow, Eres, MSGM, Forte Forte, Fusalp, Golden Goose, ME+EM, Daphne's and DePadova.

RESIDENTIAL ELEMENT

The upper parts consist of a 3 bedroom split level apartment and of particular note is the wonderful conservatory leading out onto a large roof terrace. Planning Permission is in place (PP/20/02073) to divide the residential unit to create two apartments, both offering two bedrooms with en-suite bathrooms.

Current rental income £3,250 p/m.

TERMS

Tenure: Freehold with vacant possession of the retail unit and with the benefit of the income of the residential assured shorthold tenancy expiring 22 May 2021.

VAT: The property is currently not elected for VAT

EPC: Available on request

Legal Costs: Each party is to bear their own

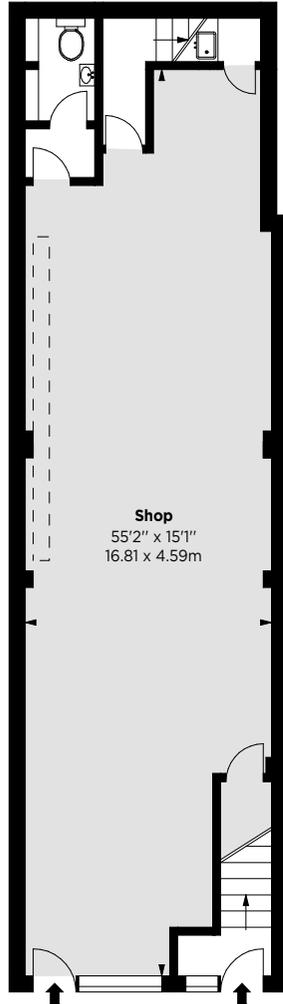
Guide Price: £3,500,000 subject to contract



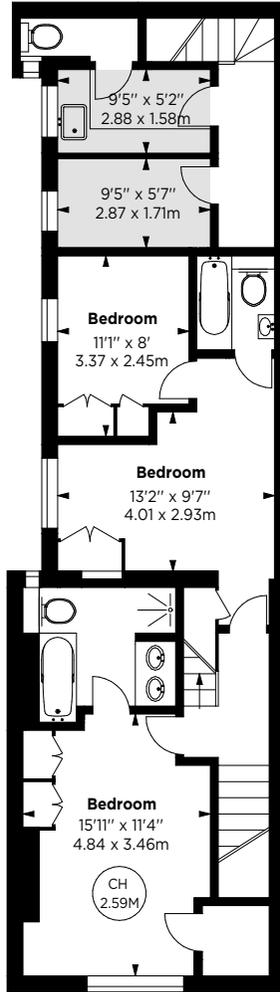
RETAIL ACCOMMODATION

Gross Internal Area (Approx.)

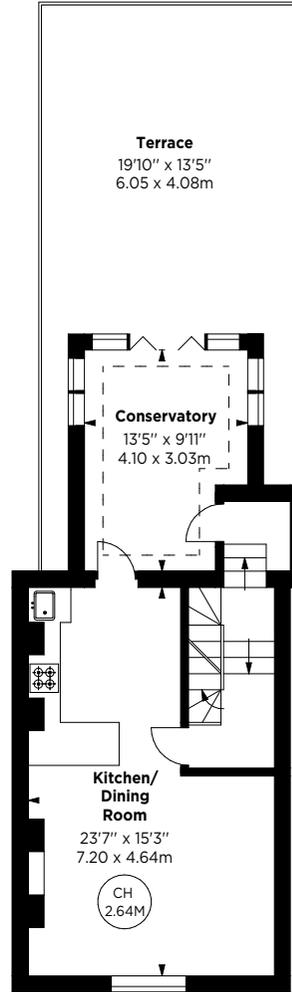
95.26 SQ_M / 1,024 SQ_FT



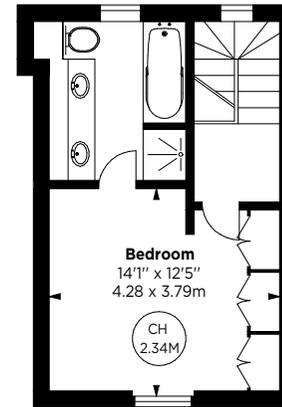
Ground Floor



First Floor



Second Floor



Third Floor

Key :
CH - Ceiling Height
Shop NIA - □



RESIDENTIAL ACCOMMODATION

Gross Internal Area (Approx.)

137.41 SQ_M / 1,478 SQ_FT

The approximate net internal area of the ground and part first floor shop is 833 sq ft (77.39 sq m)

Floor plans are for identification purposes only, not to scale.



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