

**Lot 16, 87a Chester Row, Chelsea, London,**

**SW1W 8JL**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Central London Residential Re-Development Opportunity with Planning Consent

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Freehold Central London Residential Re-Development Opportunity with Planning Consent

- Comprises a Shop and Vacant Self-Contained Upper Parts
- Planning Permission Granted for Conversion to a Single House
- Retail Unit Licence Mutually determinable on 30 days Notice.
- Approximately 1,467 sq ft (136.29 sq m) and a Roof Terrace
- Extremely Affluent South West London Location
- 150m East of Sloane Square, 400m South-West of Buckingham Palace and 850m South of Hyde Park, 500m east of Saatchi Art Gallery

#### Lot

16

#### Auction

9th May 2024

#### Rent

£12,000 per Annum Exclusive  
(Licence on Shop determinable on 30 days notice) with Vacant Possession of Upper Parts

#### Sector

Development

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

150m east of Sloane Square, 400m south west of Buckingham Palace, 850m south of Hyde Park

#### Rail

Sloane Square Underground (Circle and District), Victoria Overground and Victoria Underground Station (Circle, District and Victoria), South Kensington Underground Station (Piccadilly, Circle and District)

#### Air

London Heathrow, London Gatwick and London City Airports

### Situation

The property is prominently located on Chester Row at its junction with Bourne Street, 150m east of Sloane Square. Sloane square is an extremely affluent and fashionable area of London, described as the heart of Chelsea, offering a wide selection of high-end stores and fine dining restaurants. The immediate locality to the property is primarily residential.

### Tenure

Freehold.

### Description

The property is an attractive period corner building comprising a self-contained ground floor shop with self-contained upper parts. The property also benefits from a rooftop terrace.

### VAT

VAT is not applicable to this lot.

### Planning

The property does not appear as Listed on the Historic England website but is within the Belgravia Conservation Area. A planning application has been granted by Westminster City Council under planning ref: 23/08701/FUL for the approved change of use of the entire property to a single residential dwelling ([www.westminster.gov.uk](http://www.westminster.gov.uk)).

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Licence Fee
Ground	Retail	46.15	(497)	AN INDIVIDUAL	Monthly Licence	£12,000 (1)
First Second	Ancillary Ancillary	51.20 39.00	(551) (388)	VACANT POSSESSION	-	-
<b>Total Approximate Floor Area</b>		<b>136.35</b>	<b>(1,436)</b>			<b>£12,000</b>

(1) As to the ground floor shop, the landlord can determine the licence on 30 days notice. The licence fee is being paid monthly and the figure stated above has been annualised.

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Proposed Drawings from Planning Application Number: 23/08701/ful



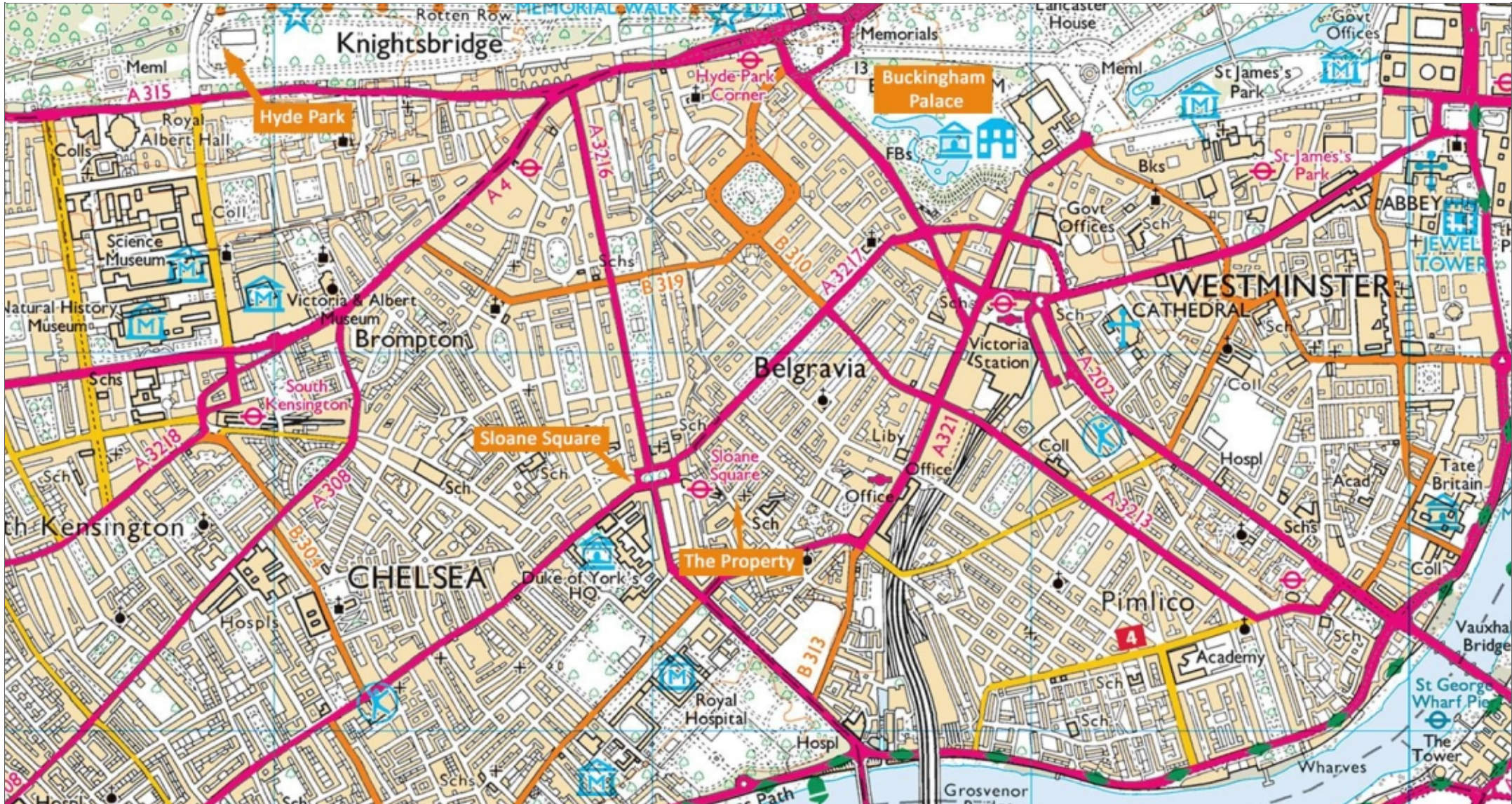
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## Contacts

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2024