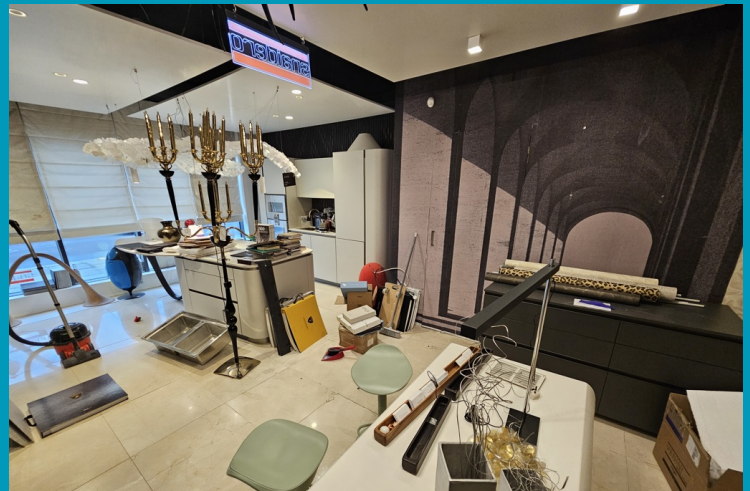


FOR SALE/TO LET Unit 1

99 Imperial Road
London
SW6 2GH



GROUND FLOOR COMMERCIAL UNIT TO LET/FOR SALE

- Ground floor commercial unit in prestigious Chelsea Creek development
- Approx. 2,019 sq ft (188 sq m)
- Modern open-plan showroom with ancillary office, kitchen and WC
- Virtual Freehold: 999 years from 2010
- Surrounded by established occupiers including Tesco Express, DoubleTree



UNIT 1, 99 IMPERIAL ROAD, LONDON, GREATER LONDON, SW6 2GH

A ground floor commercial unit for sale / to let totalling 2,019 sq ft (188 sq m), currently configured as a large open-plan showroom with supporting office, kitchenette and WC. The unit has excellent natural light and has been fitted out to a very high standard by the current occupier.

Location

The property is located at the entrance to Chelsea Creek, adjacent to Imperial Wharf, within the affluent area of Fulham/Chelsea. Excellent transport links via Imperial Wharf Station (Overground & National Rail), Chelsea Harbour Pier (River Bus RB6), and road connections via Wandsworth Bridge and the South Circular (A3). Nearby occupiers include Tesco Express, DoubleTree Hilton, John Cullen Lighting, Swivel UK, and Knightsbridge Audio Visual.

Accommodation

	Sq M	Sq Ft
Groundfloor	187.5	2,019

Planning Information

The property falls within Use Class [E/B1/A1 etc. - to be confirmed] of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Permitted uses include [e.g. retail, office, café/restaurant, medical, etc. depending on the class].

Restrictions: [e.g. no hot food takeaway (Sui Generis), no heavy industrial use, no nuisance/odour generating trades].

Legal Costs

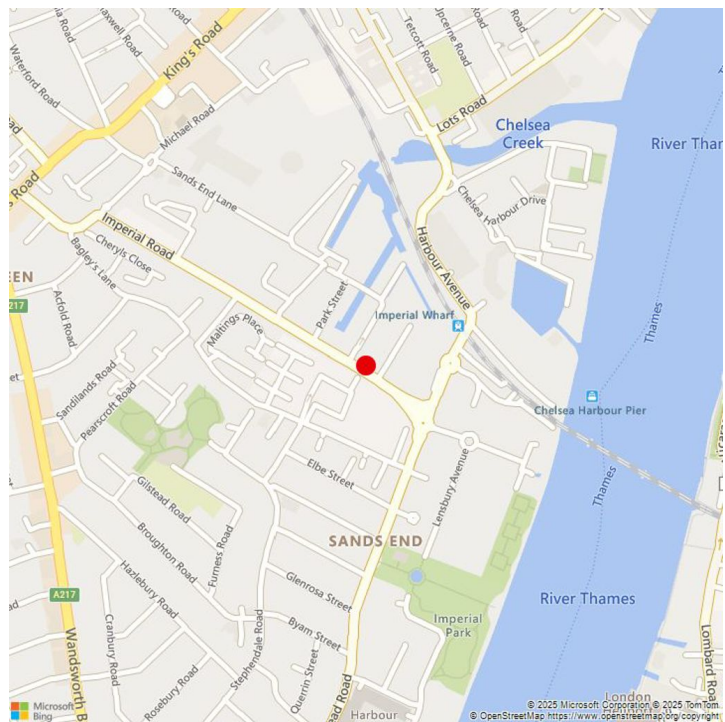
Each party will be responsible for their own legal / professional fees.

Tenure & Terms

For Sale: £850,000 (Virtual Freehold - 999 years from 2010).

To Let: £75,000 PA exclusive of VAT, business rates and service charge.

Service charge and insurance details available on request.



Additional Information

Price

£850,000

Rent

£75,000 Per Annum

EPC

B

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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