

# **London SW3** **2A Milner Street** **Chelsea** **SW3 2PU**

- **Freehold Estate Agents Office Investment and Vacant Offices with Residential Potential**
- Located in affluent and sought after area of Chelsea
- Comprises estate agents office and self-contained offices above
- Estate agents let to Marsh and Parsons Ltd on new 15 year lease
- Potential extension and redevelopment of upper floors subject to all necessary consents (2)
- Estate Agency Rent Review 2021
- Total Current Rents Reserved

**£50,000 pa**  
**plus vacant upper floors**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



**Tenure**  
Freehold.

**Location**  
Chelsea and Knightsbridge are two of the most affluent and fashionable areas in London, with world class shopping centres along King's Road, Sloane Street, Sloane Square and Brompton Road, and some of the most sought after residential addresses in the capital. This attractive corner property is situated midway between King's Road and Brompton Road at the junction of Milner Street with Rawlings Street. Cadogan Square, one of the most exclusive and expensive addresses in the UK, is accessed directly from the eastern end of Milner Street a short distance from the property. The area is predominantly residential, however there are a number of local retailers nearby including Baker & Spice, Safina, Tanner & Lawson and Ashdown Marks.

**Description**  
The property is arranged on basement, ground and two upper floors to provide an estate agents office on basement and ground floors, together with self-contained offices above which are accessed from Milner Street. The ground floor interconnects to the rear with the adjoining property which is not included in the sale. Please refer to the legal pack for further information.

**VAT**  
VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

## **Planning (2)**

The upper floors may lend themselves to residential conversion subject to obtaining all necessary consents. The vendor has submitted a planning application (PP/16/01502) to construct a third floor mansard roof extension, as has been undertaken on the adjacent property, with a target date for a decision due by 10th May 2016. A letter from the vendors' planning consultants is available with the legal pack and references pre-application feedback from council officers in relation to the addition of a mansard. The application proposal has been designed in accordance with this feedback. All enquiries should be referred to The Royal Borough of Kensington and Chelsea Planning Department. [www.rbkc.gov.uk](http://www.rbkc.gov.uk)  
020 7361 3000.

## **Viewings**

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 100 London**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Marsh & Parsons Ltd (1)	Basement	33 sq m	(355 sq ft)	15 years from 24.06.2016 Rent review every 5th year There is a tenant break option at the end of the 10th year FR & I	£50,000 p.a.	Rent Review 2021
		Ground Floor	32 sq m	(344 sq ft)			
		Total	65 sq m	(699 sq ft)			
1st & 2nd Floors		First Floor	34 sq m	(366 sq ft)			
		Second Floor	34 sq m	(366 sq ft)			
		Total (3)	68 sq m	(732 sq ft)			

- (1) Website Address: [www.marshandparsons.co.uk](http://www.marshandparsons.co.uk)  
For the year ended 31st December 2014, Marsh and Parsons Ltd reported a turnover of £32.289m, a pre-tax profit of £6.153m, shareholders' funds of £23.661m and a net worth of £23.011m. (Source: riskdisk.com 18.04.2016.)  
(3) Gross internal floor areas.

**Total £50,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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