MONARCH COMMERCIAL

To Let

14 Ashburnham Road, Chelsea, SW10 0PG

SUMMARY

Ground floor lock up shop

Basement workshop and storage

A1 class use

Suitable for various uses (STP)

Good transport links

Located in Chelsea

Total area of approximately 910 sqft

DESCRIPTION

The property comprises a ground floor lock up shop with basement and rear storage. The basement comprises of a workshop, storage, kitchen and bathroom facilities.

The property is a corner shop with return frontage on to Stadium Street.

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail zone	38.71	416.5
Basement	Internal Storage	46.00	494.9
	Carpark		
	Total Area	**84.71sqm**	**911.4sqft**

LOCATION

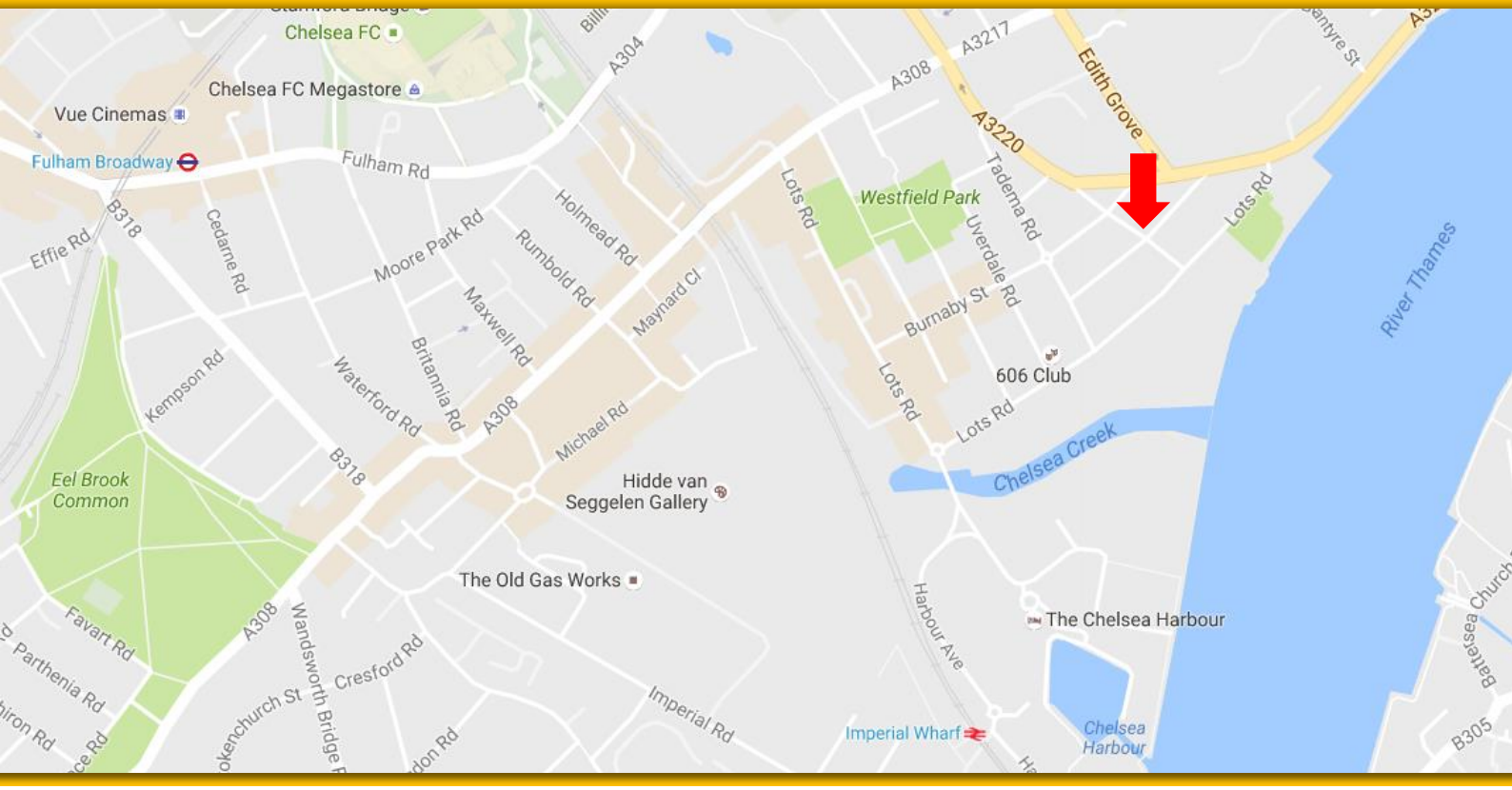
The property is located within the affluent suburb of Chelsea. The premises is about 10 minutes walking distance from Chelsea and Westminster Hospital. Chelsea Harbour is 0.4 miles away and Stamford Bridge is 0.6 miles away.

There are several bus routes that pass long these premises and is well connected by a number of train and underground stations including Imperial Wharf, Fulham Broadway, West Brompton and Earls Court.

With a low number of commercial spaces available, this is an ideal property for an off licence, grocers, café etc.

MONARCH COMMERCIAL

To Let



TENURE

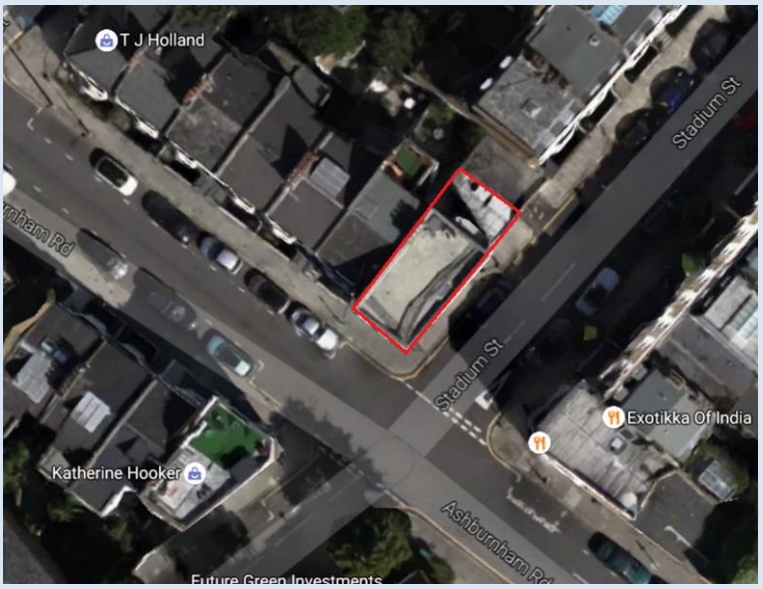
To Let	£40,000 p.a

BUSINESS RATES

Rateable value	£14,500
Rate payable	Approx. £6,670

Interested parties are advised to confirm the rating liability with the Local Authority on 020 7243 9800.

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Raj Sandhu - 0208 569 8500
E-mail: Raj@monarchcommercial.co.uk
Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk