



COULSON STREET CHELSEA, LONDON SW3 3NB

SPRINGER
NICOLAS

RARE VACANT FREEHOLD OFFICE BUILDING



SUMMARY

- **Chelsea is one of the most prestigious** and densely populated urban areas in London and the UK.
- **Prime Central London office** building located in the heart of Chelsea on the corner of Coulson Street and Draycott Avenue, a short walk from King's Road.
- **Attractive Grade II listed corner property** arranged over lower ground, ground and first floors providing a **gross internal floor area of 1,570 sq ft (145.8 sq m)**.
- The property will be sold with **vacant possession**.
- Potential for future change of use to residential, subject to planning permission, where values are in the region of £3,000 per sq ft.
- **Freehold**.
- The vendor is seeking offers in excess of **£2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds)** subject to contract, for the benefit of their freehold interest. A purchase at this level would reflect a **low capital value of £1,433 per sq ft based on the gross internal floor area**.



FURTHER INFORMATION

For further information please do not hesitate to contact:

Ryan Springer or Alexis Nicolas

☎ 020 3667 5050

✉ ryan@springernicolas.co.uk

✉ alexis@springernicolas.co.uk

SPRINGER
NICOLAS

LOCATION

Chelsea is an extremely affluent area in southwest London within the Royal Borough of Kensington and Chelsea. It has a worldwide reputation for its exclusivity, largely as a result of the high property prices, particularly for the desirable SW3 postcode.

The area benefits from excellent communications with access to the underground network at both Sloane Square (District and Circle Lines) and South Kensington (District, Circle and Piccadilly Lines). Numerous bus routes pass the property on King's Road, linking to all parts of London.

Victoria Station is 1.1 miles (1.8 km) to the east of the property providing access to the south and south west, and a direct link to Gatwick Airport. King's Cross St Pancras and Euston stations are easily accessible via the London Underground network. Additionally, there is a proposal to construct a station on the King's Road as part of the Crossrail 2 project.



“Prime Central London office building located in the heart of Chelsea, a short walk from King’s Road.”

Knightsbridge 



Hyde Park


Dorchester

Belgrave Square Garden

Green Park

Buckingham Palace



Harrods



Cadogan Square

King's Road

Sloane Street

Sloane Square 

Eaton Square

SITUATION

The property occupies a fantastic corner position on the north side of Coulson Street at the junction with Draycott Avenue. Coulson Street runs parallel to the north of King's Road between Draycott Avenue and Lincoln Street.

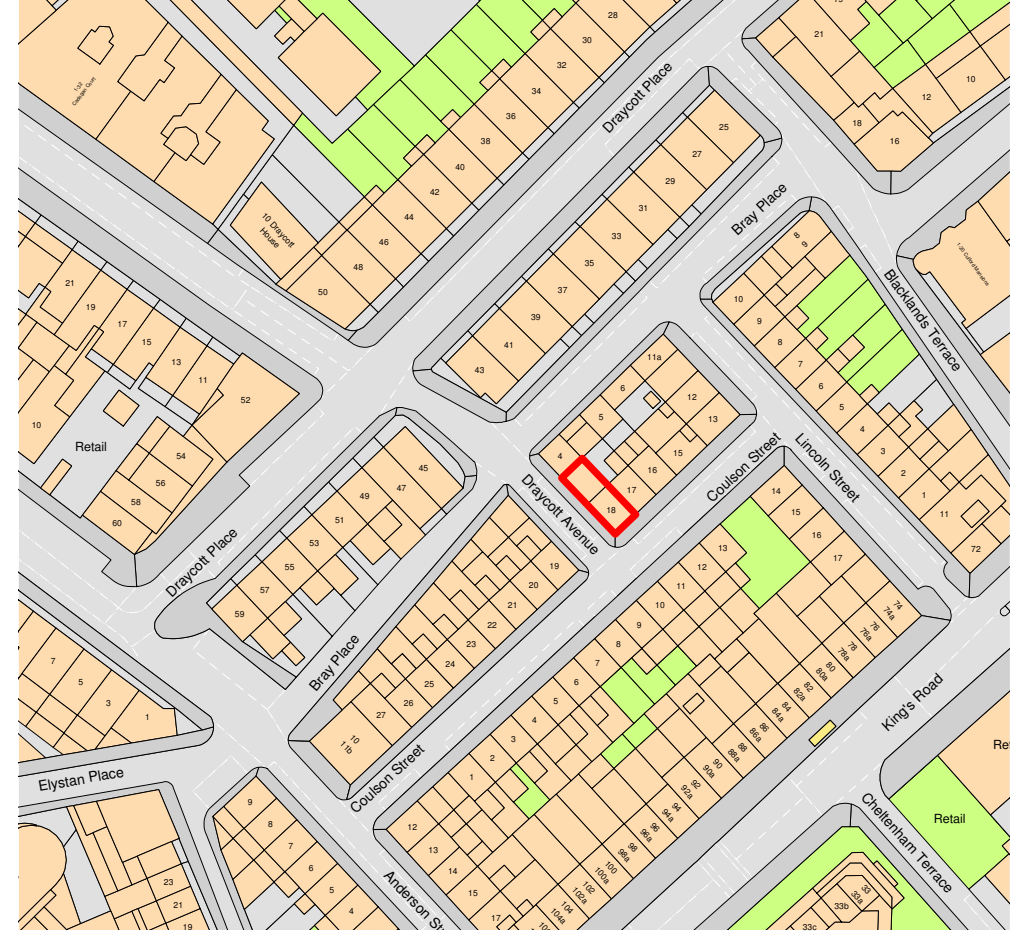
The immediate area is primarily residential with the well known luxury retail and high end restaurant destination of King's Road and Sloane Square a short walk from the property. Nearby retail occupiers include Peter Jones, Cartier, Hugo Boss, Club Monaco, Tiffany & Co, Calvin Klein, Russell & Bromley and Lululemon. Well known restaurants include Bibendum, Daphne's, Aubaine and Gaucho.

DESCRIPTION

The property comprises an attractive Grade II listed corner property arranged over lower ground, ground and first floors.

Internally the property benefits from five private offices, a large ground floor boardroom, a large reception area, a kitchen, two WC's and a shower.

The property also benefits from an external courtyard accessed via the lower ground floor.



“Attractive Grade II listed corner property arranged over lower ground, ground and first floors with an external courtyard.”



ACCOMMODATION

The property provides the following approximate floor areas:

Accommodation	GIA Sqft	GIA Sqm	NIA Sqft	NIA Sqm
First Floor	508	47.2	433	40.3
Ground Floor	530	49.2	427	39.7
Lower Ground Floor	532	49.4	418	38.8
Total	1,570	145.8	1,278	118.8



TENURE

Freehold.

TENANCY

The property will be sold with vacant possession.



CHELSEA OFFICE MARKET

Chelsea has been a popular office location for many years as it offers excellent accessibility and an attractive retail offering at rents at a significant discount to the West End core. Prime office rents in the area are currently in excess of £75.00 per sq ft.

CHELSEA RESIDENTIAL MARKET

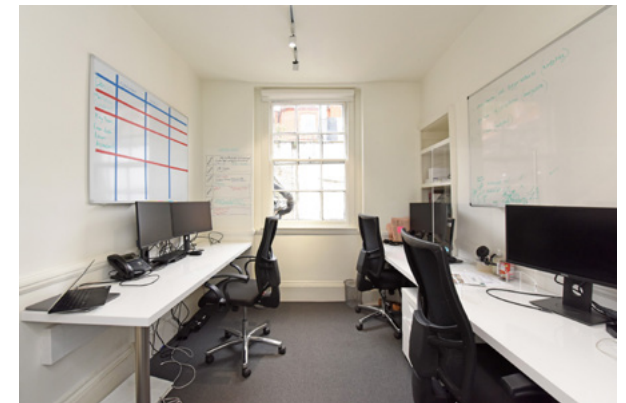
Chelsea has an established and thriving residential market. There is strong demand from both owner occupiers and investors for good quality residential in the location and the draw of the restaurants, shops, excellent transport links and proximity to the public open space of Hyde Park. Residential values in Chelsea are in the region of £3,000 per sq ft.

CAPITAL ALLOWANCES

There are no capital allowances available.

ASSET MANAGEMENT OPPORTUNITY

We are of the opinion that the property has potential for future conversion to a single residential dwelling, subject to planning permission, and have set out suggested layout plans overleaf.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



VAT

The property has been elected for VAT purposes and therefore VAT will be payable upon the purchase price.

EPC

Energy Performance Certificates for the properties are available upon request.

PROPOSAL

The vendor is seeking offers in excess of £2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds) subject to contract, for the benefit of their freehold interest. A purchase at this level would reflect a low capital value of £1,433 per sq ft based on the gross internal floor area.



FURTHER INFORMATION

For further information please do not hesitate to contact:

Ryan Springer or Alexis Nicolas

☎ 020 3667 5050

✉ ryan@springernicolas.co.uk

✉ alexis@springernicolas.co.uk

SPRINGER NICOLAS

MISREPRESENTATION ACT 1967

Messrs Springer Nicolas for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Messrs Springer Nicolas cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact or representations, and must satisfy themselves as to their accuracy;
- (iii) No employee of Messrs Springer Nicolas has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition; and
- (v) Messrs Springer Nicolas will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.
- (vi) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Adrian Gates Photography & Design 07710 316 991