

Ground floor
3 Chester Mews
Belgravia
London
SW1X 7AH

FOR SALE
Commercial premises
with Class E use
£525,000

ANDREW
REEVES

3 Chester Mews, Belgravia, London SW1X 7AH

Description: The commercial premises at 3 Chester Mews form part of a terraced three storey late Victorian building. The property is arranged over the ground floor and comprises a large open plan room with separate meeting room, kitchen, storage areas and WC. The upper floors, which do not form part of the property, comprise a residential apartment.

Internally the property has wooden parquet flooring, plastered and painted walls, spot lights and wall-mounted shelving. Heating is via electric heaters. The property has a fully glazed frontage. There is rear pedestrian and loading access via an archway from Chester Mews.



Location: Chester Mews is a quiet road at the eastern boundary of Belgravia. It links Chester Street and Wilton Street and runs parallel with Grosvenor Place which forms the western boundary of the grounds of Buckingham Palace. The immediate location comprises a mix of residential and commercial (mainly office) property uses. Belgravia is one of the most exclusive areas of Central London.

Floor area: The property has a gross internal area of 603 sq ft (56.0 sqm). The main open plan office extends to approximately 390 sft (36.2 sqm) and the meeting room to 97 sq ft (9.0 sqm).

Ground floor commercial premises, 3 Chester Mews, London SW1X 7AH



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Tenure: The sublease (title number: NGL261796) is for a term of 81 and a half years from 25 March 1975 therefore having 33 years remaining. A current ground rent of £200 (two hundred pounds) is payable per annum. This sublease is granted by way of a headlease which is granted by the freeholder. The freeholder is The Duke of Westminster (managed by The Grosvenor Estate).

Rateable Value: The Rateable Value is £22,250. Note that this is not the amount payable and interested parties should make further enquiries.

Service Charge including insurance: The service charge is managed on an ad hoc basis. The property pays a proportion of the overall costs based on 12% of the total. This includes a contribution (also 12% of the total insurance premium) towards the freeholder's building insurance. Last year's (2022/23) insurance contribution was £1,411.

Planning: The property has Class E use and can be used as retail, office, health clinic and related uses. See UK [Planning Portal](#) for more information.

Occupation: The property is owner-occupied and is offered with vacant possession (note Telecoms Income below).

Telecoms Income: Vodafone has installed equipment in the premises under the terms of a lease of five years from 12 November 2015. This lease has expired, the equipment remains in use and rent is paid so the lease is currently 'holding over'. The total passing rent is £3,500 per annum, paid quarterly, plus costs.

Asking price (premium): The long subleasehold interest (with approximately 33 years remaining) is offered for sale for £525,000.

All enquiries and for viewings: James Reeves MRICS james.reeves@andrewreeves.co.uk / 07940570969 / 02078811340

Photos and floorplan below.

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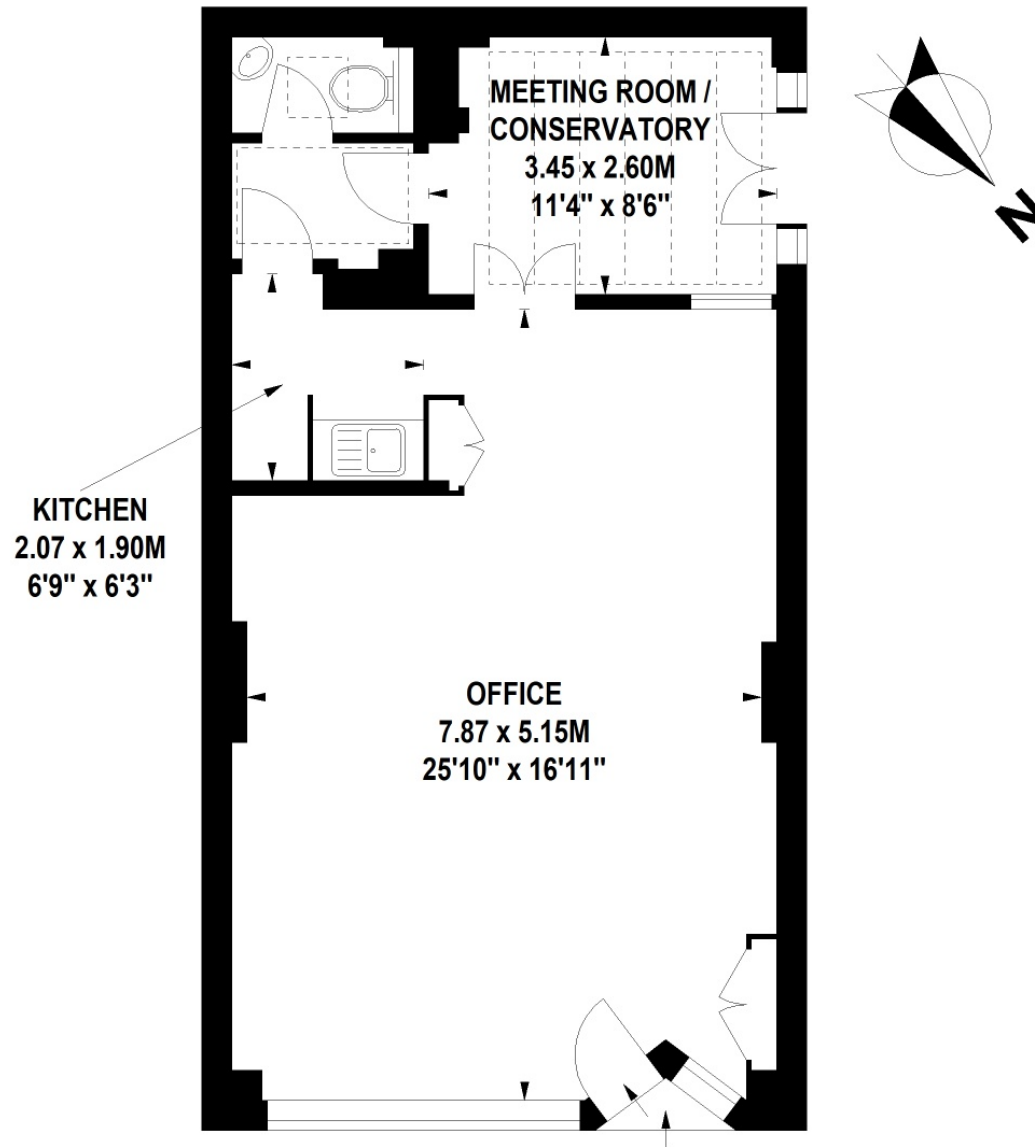
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Floorplan:



These marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors.

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