



**BNP PARIBAS
REAL ESTATE**

Real Estate for a changing world

35 Cadogan Street, Chelsea, SW3

A1/A2 Retail Unit Lease For Sale



908 sq ft over ground floor and lower ground



www.realestate.bnpparibas.co.uk



BNP PARIBAS REAL ESTATE

35 CADOGAN STREET, CHELSEA, SW3

Location

The unit comprises a prominent ground floor and lower ground A2 Estate Agents unit at the junction of Cadogan Street and Rawlings Street. It benefits from being close to the exclusive luxury retailing thoroughfares of Brompton Cross, Sloane Street and The Kings Road.

The unit benefits from excellent transport links and is a 6-minute walk away from Sloane Square Underground Station (Circle / District Lines).

Accommodation

Ground floor and lower ground A2 Estate Agency unit. Interested parties should verify the accuracy of the above floor areas for themselves

Rent

£37,500pax

Premium

£10,000pax

Terms

The unit is available by way of an assignment of an effective Full Repairing and Insuring lease for a term expiring 22nd June 2029. The Lease is held inside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, Part II.

Business Rates

Rateable Value £34,500

UBR 2019/2020 49.1p

Rates Payable £17,021

The property may be eligible for 'Small Business Rates relief'.

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

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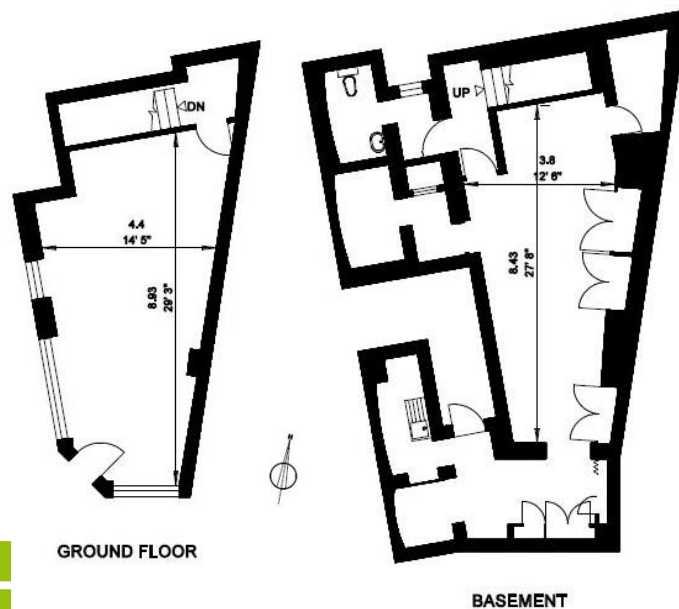
SUBJECT TO CONTRACT April 2019

Further Information and Viewing Arrangements

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	NIA (sq ft)	NIA (sq m)
Ground	385	35.8
Basement	523	48.6
Total	908	84.3



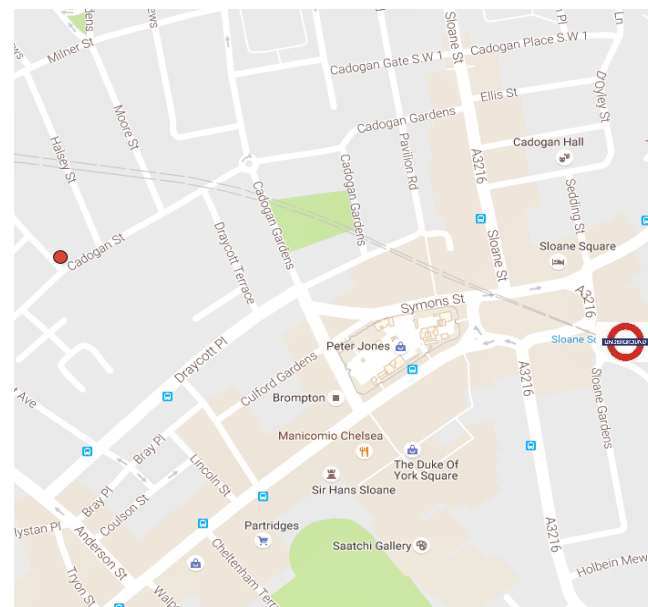
Partridges
LONDON



STRUTT
& PARKER

Peter Jones

SAATCHI
GALLERY



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BNP PARIBAS REAL ESTATE

35
CADOGAN
STREET

THE CITY

LONDON EYE

BUCKINGHAM PALACE

GREEN PARK

HYDE PARK

VICTORIA

KNIGHTSBRIDGE

SLOANE STREET

SLOANE SQUARE

KING'S ROAD

