



NEXT PROPERTY
COMMERCIAL

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116a Knightsbridge, SW1X 7PL

Prime Knightsbridge leisure space over ground & basement floors totalling 5,295 sq ft. Close to Harrods & Knightsbridge Station. Class E use.

Rent: £200,000 per annum

Description

LEISURE SPACE TO LET - Knightsbridge, London SW1

An exceptional opportunity to secure a substantial leisure premises in the heart of Knightsbridge, one of London's most prestigious luxury retail and lifestyle destinations.

The property is arranged over ground floor and basement levels, extending to approximately **5,295 sq ft**, and is suitable for a variety of leisure, wellness, hospitality, experiential retail and showroom uses, subject to the necessary consents.

Location

The premises occupy a prime position within Knightsbridge, internationally recognised as one of London's premier luxury retail districts. The area benefits from exceptionally high levels of affluent local, tourist and international footfall.

Nearby occupiers include Harrods, Harvey Nichols, together with flagship luxury brands including Prada, Jimmy Choo, Manolo Blahnik and Rolex. The wider Knightsbridge and Brompton Road area is recognised globally for luxury fashion, premium dining and high-end lifestyle operators. ([London Perfect][1]). The property is conveniently situated within close proximity to Knightsbridge Underground Station, providing direct access via the Piccadilly Line.

Accommodation

Ground Floor | 958 sq ft

Basement 4,337 sq ft

Total: 5,295 sq ft

Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties are advised to make their own enquiries with the local planning authority regarding their proposed use.

Rent

Offers invited in the region of £200,000 per annum exclusive

Lease

Available by way of a new Full Repairing and Insuring Lease, for a term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment through sole agents:

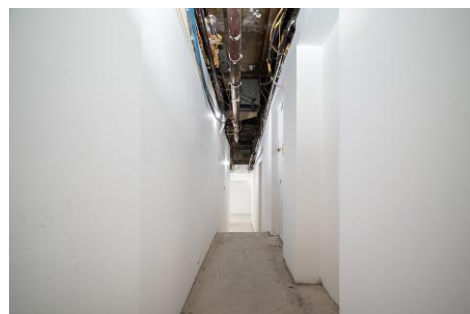
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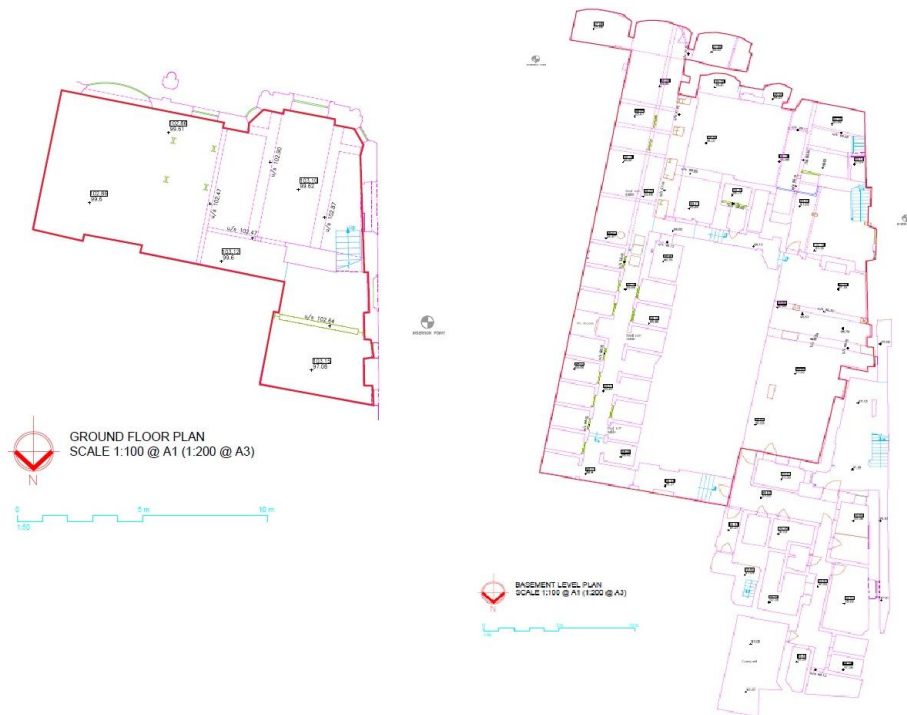
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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed

