

STRICTLY PRIVATE AND CONFIDENTIAL

42 Beauchamp Place, SW3

August 2025

NEWMARK

EXECUTIVE SUMMARY

- **Freehold**
- Attractive mid-terraced building located in the heart of **Knightsbridge**, situated off Brompton Road
- Premium neighbourhood renowned for its variety of restaurants, retailers and department stores, including **Harrods** and **Harvey Nichols**
- Excellent connectivity in close proximity to **Knightsbridge**, **South Kensington** and **Sloane Square** Underground Stations
- Comprises **2,237 sq ft (GIA)** of **retail** and **residential** accommodation arranged over lower ground, ground, first, second and third floors
- Retail accommodation is let to **Northwood Beauty Salon Ltd** until March 2030
- Residential accommodation is let to a private resident on an assured shorthold tenancy until May 2026
- Total passing rent of **£116,592 per annum**
- Inviting offers for the freehold interest



DESCRIPTION

- 42 Beauchamp Place is an attractive mid-terrace building consisting of a retail unit and a spacious triplex apartment
- The property comprises 2,237 sq ft (207.8 sqm) arranged over lower ground, ground, first, second and third floors
- The retail accommodation is set across the ground and lower ground floors, while the upper floors comprise a self-contained two bedroom apartment, accessed via a private entrance to the left of the shopfront

ACCOMMODATION

FLOOR	USE	GIA (SQ M)	GIA (SQ FT)
Third	Residential	6.2	67
Second	Residential	39.5	425
First	Residential	35.3	380
Ground	Retail	58.0	624
Lower Ground	Retail	68.8	741
TOTALS		207.8	2,237



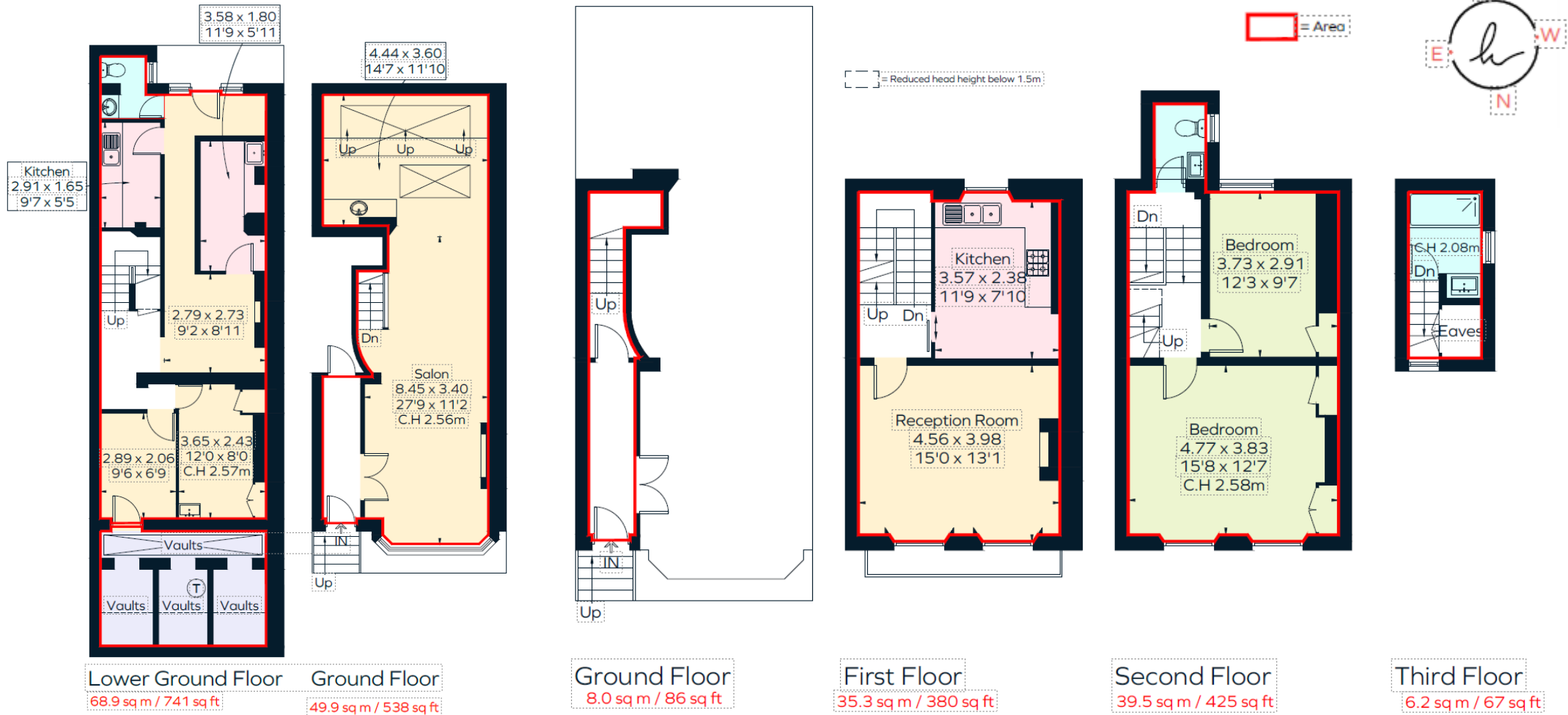
TENANCY SCHEDULE

FLOOR	USE	GIA (SQ FT)	TENANT	LEASE START	NEXT RENT REVIEW	OPTION TO DETERMINE	LEASE EXPIRY	RENT PA (PER SQ FT)	COMMENTS
Third, Second & First	Residential	958	Private Individual	08/05/2024	-	-	07/05/2026	£41,592 (£43.42)	Assured shorthold tenancy.
Ground & Lower Ground	Retail	1,279	Northwood Beauty Salon Ltd (t/a Unique Nails)	24/03/2020	24/03/2025*	-	25/02/2030	£75,000 (£58.64)	Outside the L&T Act 1954.
TOTALS								£116,592 (£52.12)	

* Outstanding rent review from March 2025.



FLOORPLANS



All measurements, including the floor area, are approximate and for illustrative purposes only.

FURTHER INFORMATION

Tenure

Freehold.

Value Added Tax (VAT)

The property has been elected for VAT. It is proposed that any disposal will be by way of a Transfer of a Going Concern (TOGC).

Data Room

Further information is available through an online data room. Access can be provided upon request from the sales team.

Offers

Inviting offers for the freehold interest.



CONTACTS

David Harper

+44 (0) 7786 634 311

David.harper@nrmk.com

Ben Thompson

+44 (0)7443 190 302

Ben.thompson@nrmk.com

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