

# 41

## BEAUCHAMP PLACE

Knightsbridge | London | SW3



## Executive Summary

- Unencumbered Freehold.
- Retail accommodation on the ground and basement, with office accommodation on the first, second and third floors.
- Attractive mid-terraced property just off Brompton Road in the heart of Knightsbridge, home to London's most renowned restaurants and shops, including department stores Harrods and Harvey Nichols.
- Total combined retail and office rental income is £118,950 per annum.
- Guide price - £2,375,000 reflecting a net initial yield of 4.89% after purchaser's costs for the freehold interest, although a sale of the SPV is also possible.



## Location

The property is situated within the Royal Borough of Kensington and Chelsea; a densely populated and affluent area, home to globally renowned cultural attractions such as the Royal Albert Hall, Saatchi Gallery, Natural History Museum and the Victoria & Albert Museum. It is situated in an area of high value Residential property.

Beauchamp Place is located off the south side of Brompton Road which runs south to Walton Street, at the junction with Pont Street. The property is located on the west side of the street.

## Tenure

Unencumbered freehold subject to the leases below (a corporate purchase is available to mitigate stamp duty).



## Ground Floor & Basement Retail Unit

The ground floor and basement shop is occupied by Diamond & Watches Co Ltd on a lease at a rent of £75,000 per annum exclusive for a term of 15 years outside the Landlord and Tenant Act 1954 from 1<sup>st</sup> February 2023. There are upward only rent reviews on 18/01/2030.

## First Floor Office

The first floor is occupied by Victoria Wilson and Erika Gibbins on a lease at a rent of £16,500 per annum exclusive for a term of 10 years outside the Landlord and Tenant Act 1954 from 19<sup>th</sup> April 2020.

## Second & Third Floor Offices

The second and third floors are occupied by Rani Mirza on a lease at a rent of £32,450 per annum exclusive for a term of 10 years contracted outside the Landlord and Tenant Act 1954 from 19<sup>th</sup> April 2020.

The total combined retail and office rental income is **£123,950 per annum.**

## Accommodation

The approximate net internal floor areas on file are as follows: -

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Retail

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
Ground & Basement	1029	95.59

## EPC

Available upon request.

## VAT

The property is not elected for VAT.

## Offices

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
First	285	26.47
Second & Third	590	54.81
<b>Total</b>	<b>1,904</b>	<b>176.88</b>

## Viewings

Strictly by prior appointment only.

The total combined approximate net internal floor area is 1,904 sq ft (176.88 sq m).

All areas should be deemed approximate.

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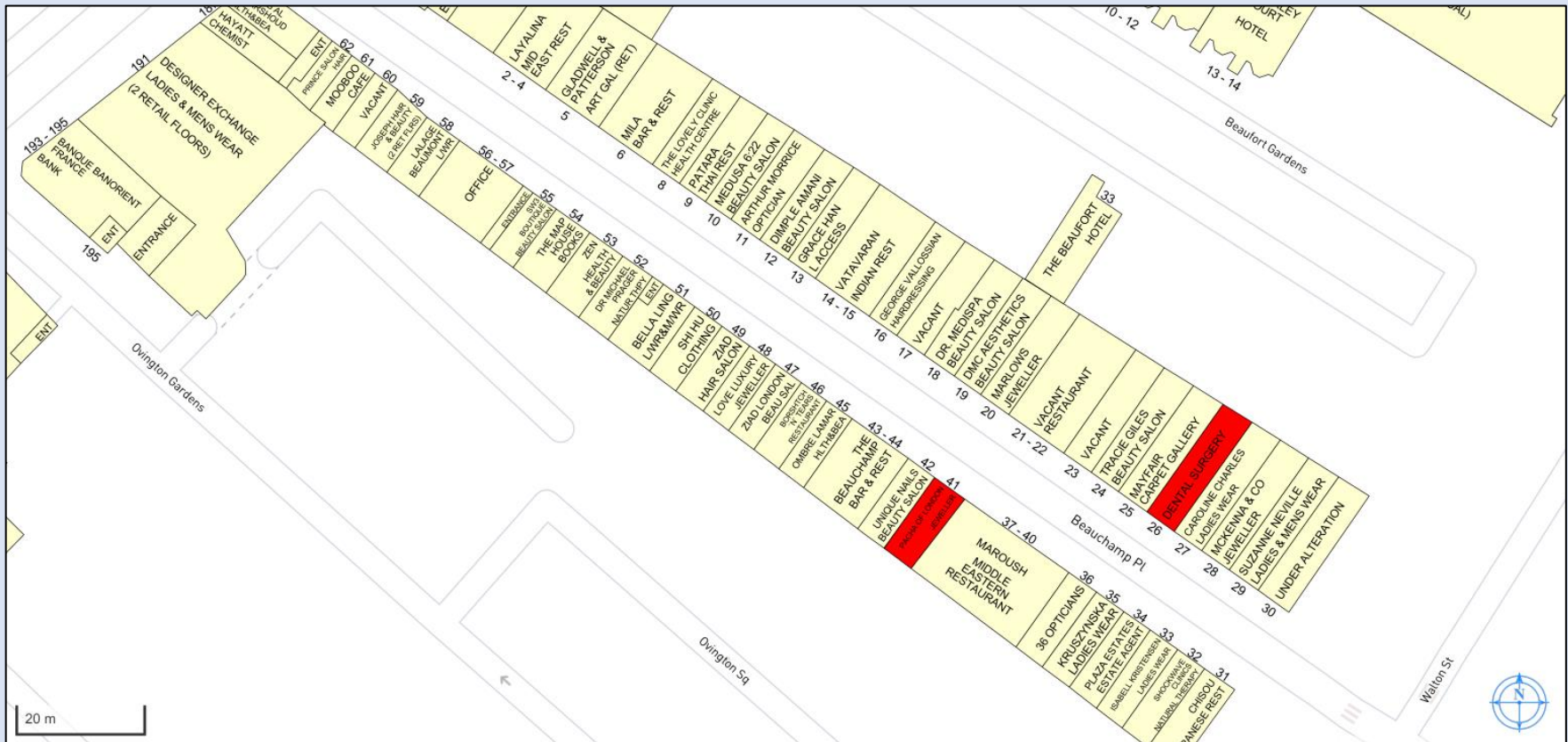
## Guide Price

**£2,375,000 (Two Million, Three Hundred and Seventy-Five Thousand Pounds)** subject to contract, reflecting a net initial yield of 4.89% after purchaser's costs for the freehold interest, although a sale of the SPV is also possible. This reflects a price of £1,247 psf Capital Value overall .

# 41 Beauchamp Place

# Tenancy Schedule

Floor	Use	GIA (sq ft)	GIA (sq m)	Tenant	Lease Start	Lease Expiry	Rent pa (per sq ft)	Comments
Ground + Basement	Retail	1,029	95.59	Diamond & Watches Co Ltd	01/02/2023 Rent Review - 18/01/2030	31/01/2038	£75,000 (£72.88)	Outside LTA Act
First	Offices	285	26.47	Victoria Wilson and Erika Gibbins	19/04/2020	18/04/2030	£16,500 (£57.89)	Outside LTA Act
Second + Third	Offices	590	54.81	Rani Mirza	19/04/2020	18/04/2030	£32,450 (£55.00)	Outside LTA Act

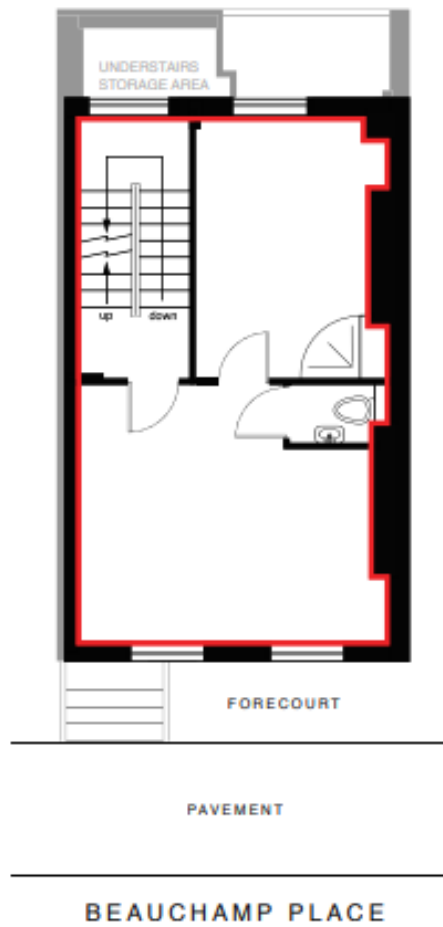




41 Beauchamp Place  
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 SW3 1NX

Scale 1:100

Second Floor and  
 Ground Floor Footprint

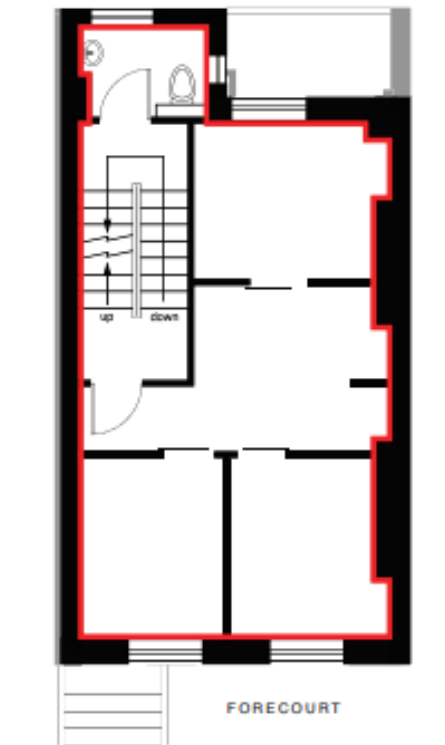


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PRINT AT A4		
PROJECT 41 Beauchamp Place Knightsbridge London SW3 1NX		
MEASURED SURVEY		
DRAWING TITLE LEASEPLAN		
SCALE 1:100	DRAWN BY Sep 08	CHECKED BY
DRAWING NUMBER 2	4177	

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Scale 1:100

First Floor and  
 Ground Floor Footprint

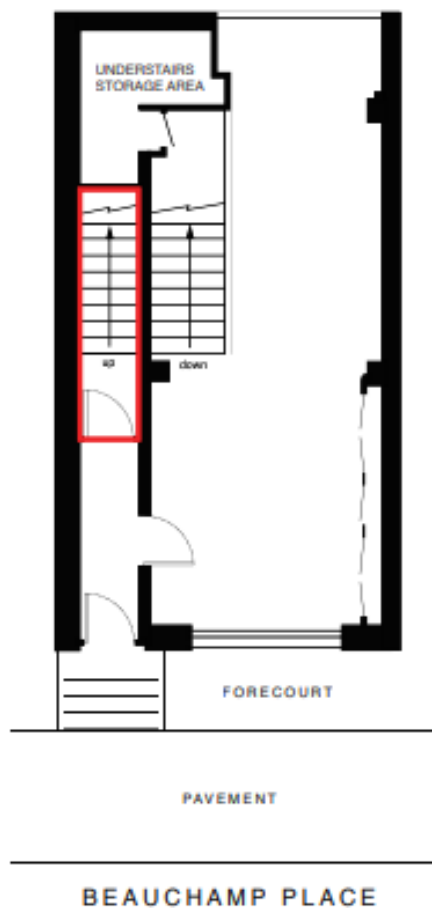


REV	AMENDMENT	DATE
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PRINT AT A4		
PROJECT 41 Beauchamp Place Knightsbridge London SW3 1NX		
MEASURED SURVEY		
DRAWING TITLE LEASEPLAN		
SCALE	DRAWN BY	CHECKED BY
1:100		Sep 08
DRAWING NUMBER		
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Scale 1:100

Ground Floor Entrance



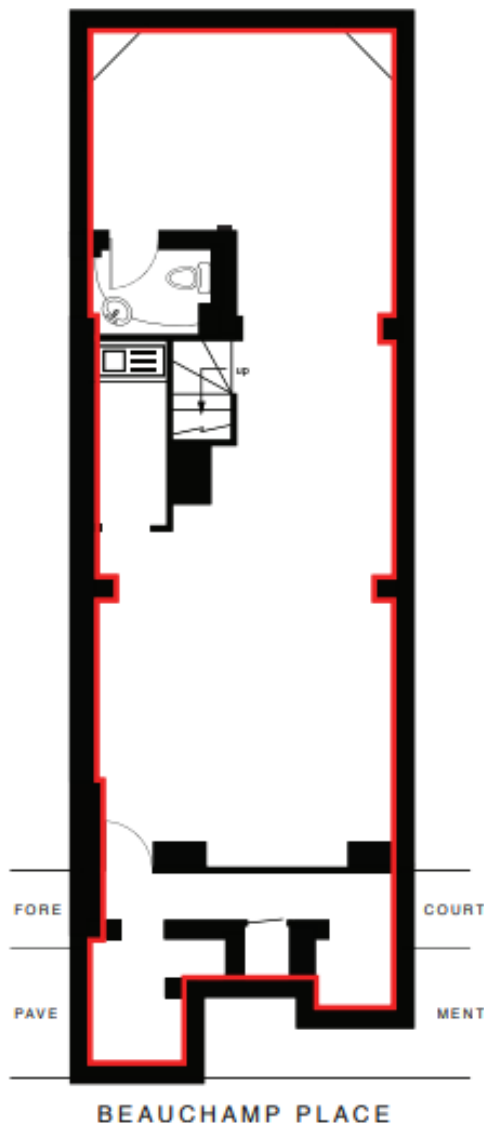
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DRAWING NUMBER		
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Scale 1:100

Basement



REV	AMENDMENT	DATE
Magnolia Square Limited 2 Sheraton Street Soho London W1F 8BH 020 7479 4855		
PRINT AT A4		
PROJECT 41 Beauchamp Place Knightsbridge London SW3 1NX		
MEASURED SURVEY		
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