

STRICTLY PRIVATE AND CONFIDENTIAL

# 47 Beauchamp Place, SW3

August 2025

NEWMARK



## EXECUTIVE SUMMARY

- **Freehold**
- Attractive mid-terraced building in the heart of **Knightsbridge**, situated off Brompton Road
- Premium neighbourhood renowned for its variety of restaurants, retailers and department stores **Harrods** and **Harvey Nichols**
- Excellent connectivity in close proximity to **Knightsbridge**, **South Kensington** and **Sloane Square** Underground Stations
- Comprises **2,458 sq ft (GIA)** of **retail** and **residential** arranged over lower ground, ground, first, second and third floors
- Retail accommodation is let to **Ziad Hair and Beauty Ltd** until **July 2032**
- Residential accommodation is let to a private resident on an assured shorthold tenancy
- Total passing rent of **£115,800 per annum**
- Inviting offers for the freehold interest



# DESCRIPTION

- 47 Beauchamp Place is an attractive mid-terrace building consisting of a retail unit and a spacious triplex apartment
- The property comprises 2,458 sq ft (228.4 sq m) 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
- The apartment was refurbished in early 2025 to a high specification. The roof has recently been replaced.

# ACCOMMODATION

FLOOR	USE	AREA (SQ M)	AREA (SQ FT)
Third	Residential	5.6	60
Second	Residential	41.0	441
First	Residential	47.3	509
Ground	Retail	63.5	683
Lower Ground	Retail	71.1	765
<b>TOTALS</b>		<b>228.4</b>	<b>2,458</b>

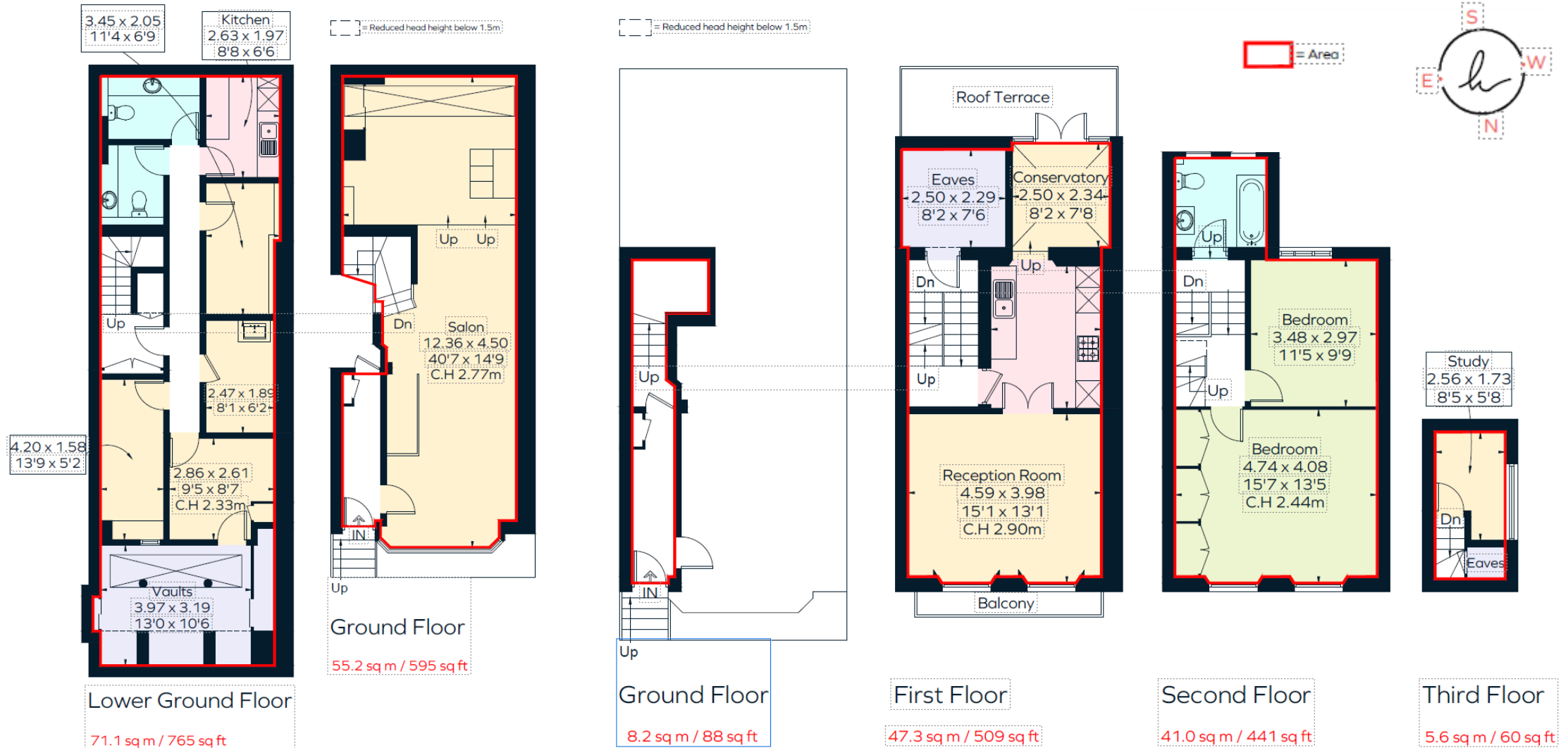


# TENANCY SCHEDULE

FLOOR	USE	AREA (SQ FT)	TENANT	LEASE START	NEXT RENT REVIEW	OPTION TO DETERMINE	LEASE EXPIRY	RENT PA (PER SQ FT)	COMMENTS
Third, Second & First	Residential	1,098	Private Individual	26/05/2025	01/06/2026	-	31/05/2027	£40,800 (£37.16)	Recently refurbished. Rent increases to £3,400 at June 2026 review. Vendor to top up rent.
Ground & Lower Ground	Retail	1,360	Ziad Hair and Beauty Ltd	14/07/2022	14/07/2027	-	13/07/2032	£75,000 (£55.15)	Outside the L&T Act 1954.
<b>TOTALS</b>		<b>2,458</b>						<b>£115,800</b> <b>(£47.11)</b>	



# 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

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