

28-56

· KNIGHTSBRIDGE ·

—
LONDON SW1

PRIME CENTRAL LONDON RETAIL INVESTMENT
IN THE HEART OF THE ICONIC KNIGHTSBRIDGE



28-56 KNIGHTSBRIDGE - SW1

INVESTMENT SUMMARY

Rare opportunity to acquire an unbroken retail parade extending 65 metres on Knightsbridge, one of the most sought after retail pitches in the capital

- Located on Knightsbridge, moments from the world-famous Harrods, in one of the world's most globally recognised luxury retail destinations.
- Held Virtual Freehold with 972 years unexpired at a peppercorn rent.
- Intact parade of 10 retail units over two floors, providing total accommodation of 20,287 sq ft.
- Outstanding retail frontage of 65 metres / 214 ft to Knightsbridge offering high visibility and strong footfall.
- Diverse tenant mix of retail, wellness, and hospitality occupiers including beauty clinics, boutique fashion, health food, pharmacies, and cafés.
- Total passing rent totals £914,250 per annum.
- WAULT to break of 7.87 years. WAULT to expiry of 8.82 years.

Inviting offers in the sum of **£17,500,000** for the Isle of Man SPV reflecting a net initial yield of 5.13% with an attractive capital value of **£863** per square foot (assuming purchaser's costs of 1.80%).



KNIGHTSBRIDGE IS A LEADING RETAIL DESTINATION,
BENEFITTING FROM ONE OF THE MOST AFFLUENT
RESIDENTIAL CATCHMENTS IN THE UK AND
MOMENTS AWAY FROM THE WEST END

28-56
KNIGHTSBRIDGE



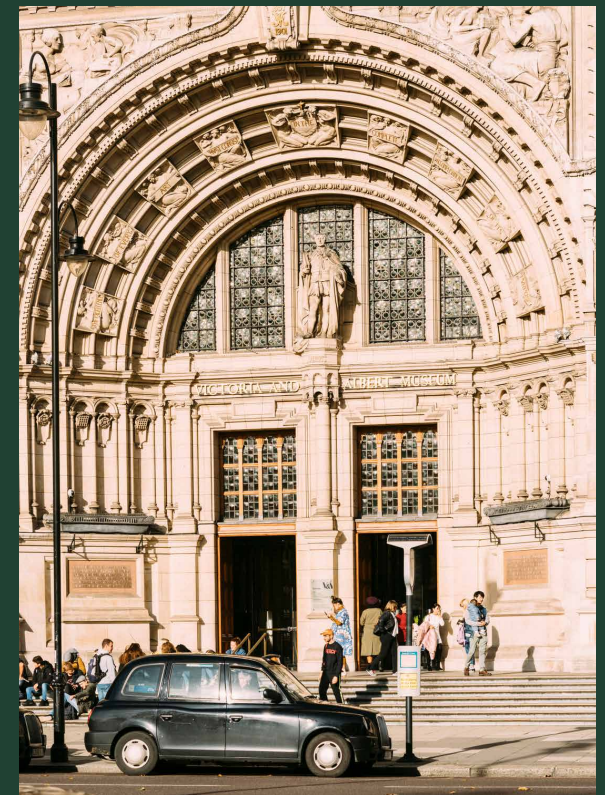


UNBROKEN RETAIL PARADE OF 10 UNITS WITH
A 65 METRE FRONTAGE TO KNIGHTSBRIDGE

LOCATION

Knightsbridge is one of London's most prestigious and internationally renowned districts, synonymous with luxury, elegance, and exclusivity. Lined with flagship boutiques from the world's leading brands, Knightsbridge attracts a global clientele seeking the very best in hospitality and lifestyle. Comprising a vibrant mix of prime Michelin-starred restaurants, five-star hotels, including The Berkeley, Mandarin Oriental, and The Lanesborough, all set against the backdrop of historic architecture beautifully maintained garden squares & luxury residential developments such as One Hyde Park.

Within close proximity to Mayfair, Belgravia, and Chelsea, Knightsbridge offers an unparalleled central London address for retail operators, residents, and investors alike.



SITUATION

Located in the heart of one of London's most prestigious retail destinations, 28-56 Knightsbridge offers a rare opportunity in a prime high-footfall location just moments from the Knightsbridge Gate development, One Hyde Park, Harrods and Harvey Nichols. Surrounded by flagship stores, five-star hotels, and world-renowned restaurants, 28-56 Knightsbridge is ideally positioned to attract affluent locals, international visitors, and discerning shoppers seeking a premium London experience.

Restaurants

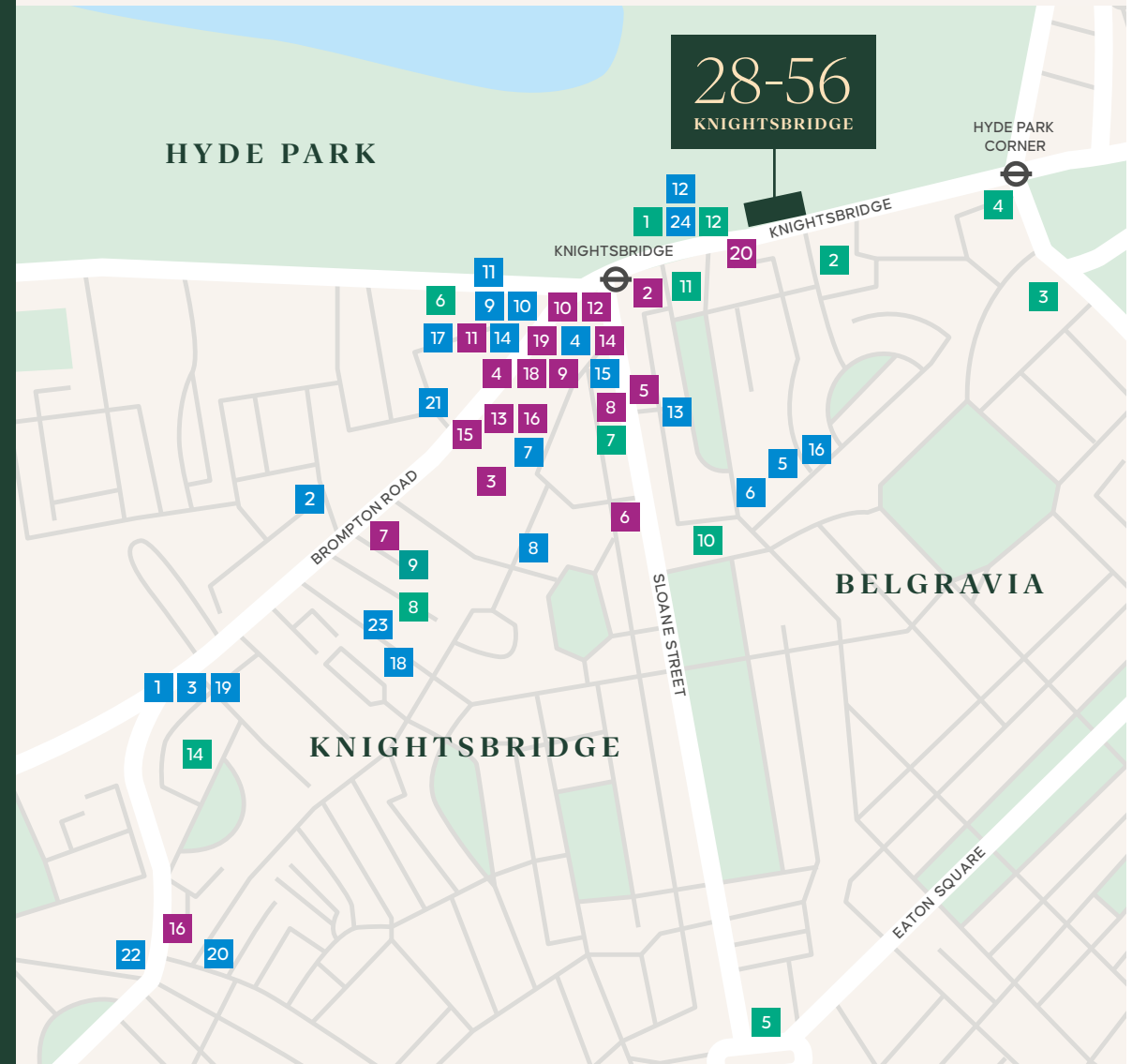
- 1 L'Eto
- 2 Carpo
- 3 EL&N London
- 4 Clap
- 5 Petrus by Gordon Ramsay
- 6 Zaffareno
- 7 Crazy Pizza
- 8 Harry's Dolce Vita
- 8 SetteGreen
- 10 Mr Chows
- 11 Osteria Romana
- 12 Dinner by Heston Blumenthal
- 13 Beirut Knightsbridge
- 14 Signor Sassi
- 15 Sale e Pepe
- 16 The Alfred Tennyson Belgravia
- 17 Zuma
- 18 Chisou
- 19 The Good Earth
- 20 Daphne's
- 21 Alba
- 22 Brasseria Brompton
- 23 Nammos
- 24 Akira Black

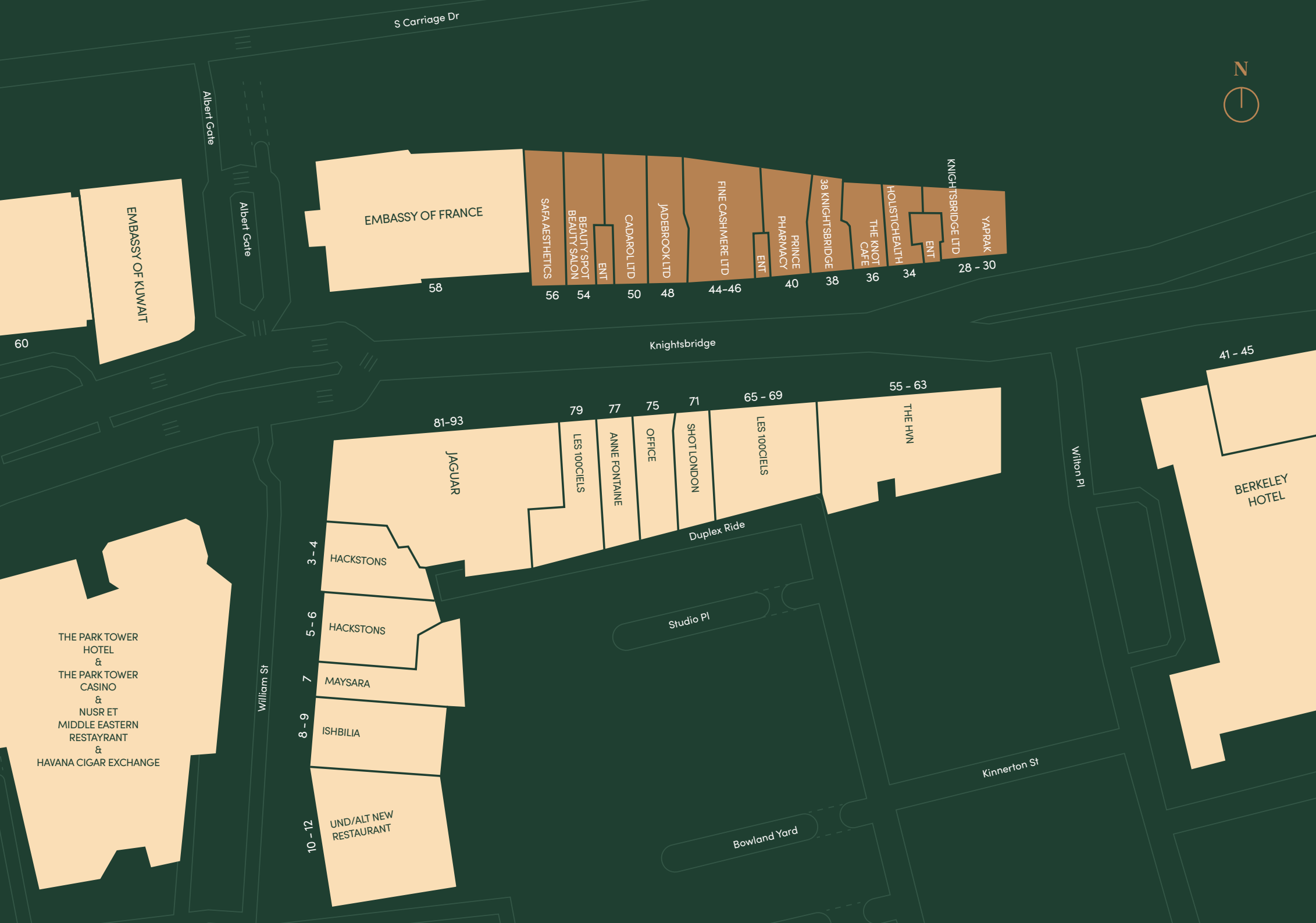
Hotels

- 1 Mandarin Oriental Hotel
- 2 The Berkley Hotel
- 3 The Peninsula
- 4 The Lanesborough
- 5 Sloane Square Hotel
- 6 Bulgari Hotel London
- 7 Millenium Hotel London
- 8 The Beaufort Knightsbridge
- 9 The Knightsbridge Hotel
- 10 Jumeriah Carlton Tower
- 11 The Park Tower
- 12 Pavilion Club
- 13 The Pelham
- 14 The Franklin

Retail

- 1 Harrods
- 2 Harvey Nichols
- 3 Rolex
- 4 Watches of Switzerland
- 5 Louis Vuitton
- 6 Giorgio Armani
- 7 Crockett & Jones
- 8 Bottega Veneta London
- 9 Breitling
- 10 Aesop
- 11 Lacoste
- 12 Burberry
- 13 Alo Yoga
- 14 AppleFurla
- 15 Tommy Hilfiger
- 16 Ba&sh
- 17 Lamborghini
- 18 Levi's
- 19 L K Bennett
- 20 Les 100 Ciels





28-56 KNIGHTSBRIDGE - SW1

AN EVOLVING KNIGHTSBRIDGE

Substantial developments within the local area including The Pantechnicon, originally built in 1804 and reimagined as a luxury mixed-use development featuring high-end retail, restaurants, event spaces, offices - serving as a cultural hub for those visiting Knightsbridge.



28 PAVILION ROAD, SW1

Car park to hotel redevelopment

Status: Under Construction

Developer: Dartmouth Capital Advisors / City Developments

Size: 120 room hotel with 23,000 sq ft of retail accommodation



THE EMORY HOTEL, OLD BARRACK YARD, SW1

Status: Complete

Developer: Maybourne Hotel Group

Size: 61 room hotel



THE COLLECTION AT KNIGHTSBRIDGE GATE, SW1

Status: Complete

Developer: APMI Estate

Size: 15 apartments, 12 retail units, 18,000 sq ft of office space



1 KNIGHTSBRIDGE GREEN, SW1

Status: Complete

Developer: Berkeley Estate Asset Management

Size: 204,516 sq ft mixed use development comprising Grade A office space and retail



PANTECHNICON, 19 MOTCOMB STREET, SW1

Status: Complete

Developer: Grosvenor

Size: c. 182,000 sq ft restaurant and retail space

KNIGHTSBRIDGE PARTNERSHIP

Brompton Road is set to benefit from using £6 million of further investment facilitated by the Knightsbridge Partnership BID to enhance its status as a premier international retail, leisure, and residential destination. Backed by Westminster City Council, Kensington and Chelsea, and Transport for London, the BID unites 214 member businesses - including property owners, occupiers, and

The investment will fund improvements to the public realm, such as widening pavements, creating new green spaces, and enhancing pedestrian crossings and wayfinding, ensuring the area remains a thriving destination.

"We will help Knightsbridge shine bright, protecting its uniquely British heritage and its global reputation. We will deliver an exceptional destination to live, work and visit, providing for the local community while attracting high value visitors from the UK and abroad."

KNIGHTSBRIDGE PARTNERSHIP

BURBERRY
CADOGAN


City of Westminster

HARVEY NICHOLS

Harrods

THE KNIGHTSBRIDGE ESTATE.



THE LANESBOROUGH LONDON



WALKING TIMES (TO THE FOLLOWING STATION)

CONNECTIVITY

28-56 Knightsbridge benefits from exceptional transport links, with 4 central London Underground Stations within walking distance.

Numerous bus routes operate along Knightsbridge, Brompton Road, at Hyde Park Corner and along Sloane Street, providing easy access across the capital.

Knightsbridge 03 Min Walk 	Hyde Park Corner 04 Min Walk 	Sloane Square 18 Min Walk 	Green Park 18 Min Walk
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JOURNEY TIMES (FROM KNIGHTSBRIDGE)		
HYDE PARK		1 MIN
SOUTH KENSINGTON		2 MINS
SLOANE SQUARE		3 MINS
VICTORIA		5 MINS
GREEN PARK		6 MINS
LEICESTER SQUARE		7 MINS
HOLBORN		9 MINS
BAKER STREET		9 MINS
OXFORD CIRCUS		10 MINS
KING'S CROSS		12 MINS
HEATHROW AIRPORT		47 MINS
CITY AIRPORT		60 MINS
GATWICK		61 MINS

All journeys times taken from the building entrance. Source: TfL



DESCRIPTION

28-56 Knightsbridge is an attractive red-brick property comprising an unbroken retail block of 10 units with outstanding 65 metre frontage to Knightsbridge, adjacent to the Mandarin Oriental Hotel, diagonally opposite Harvey Nichols department store and fronting Hyde Park. The private residential upper floors do not form part of the sale.

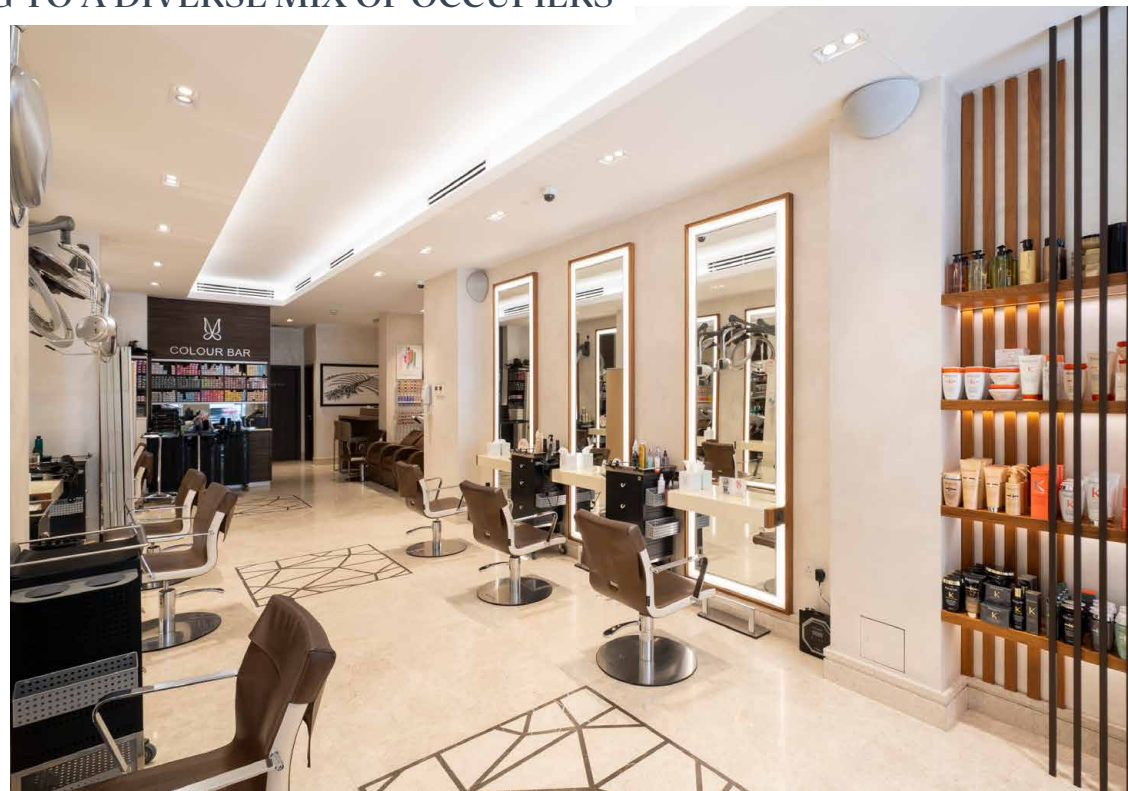
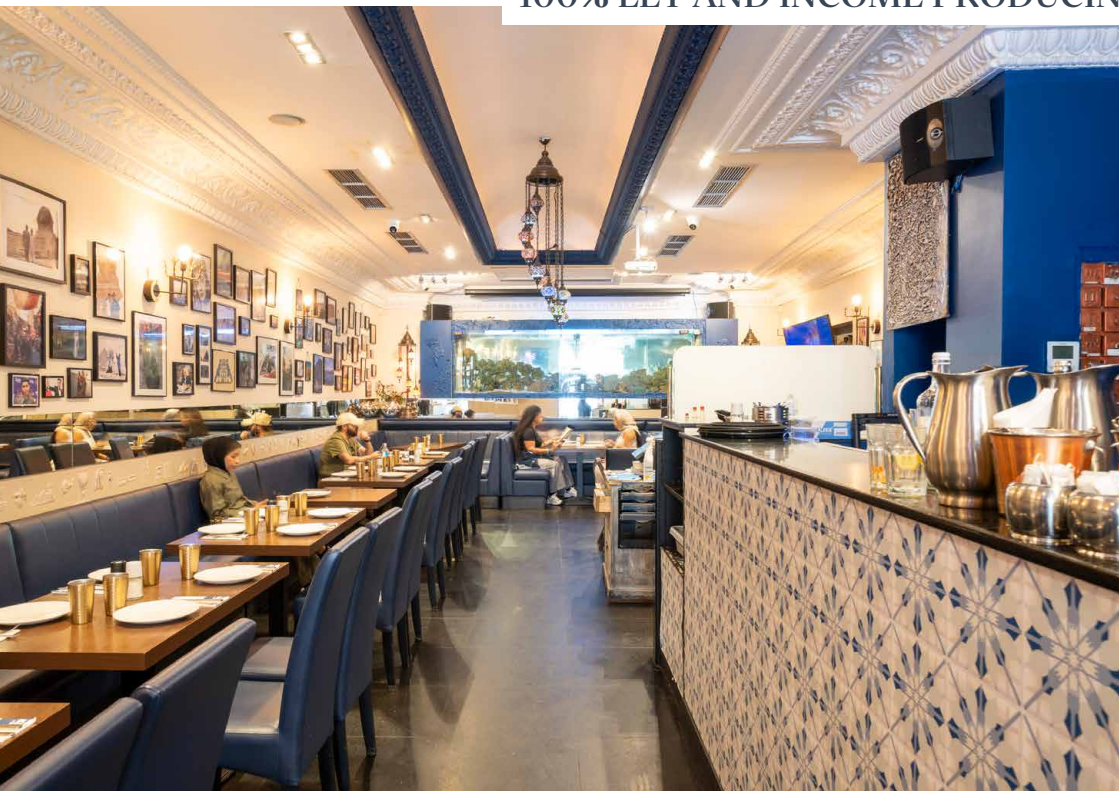


10 BROADLY RECTANGULAR RETAIL UNITS ARRANGED
OVER GROUND AND LOWER GROUND FLOORS





100% LET AND INCOME PRODUCING TO A DIVERSE MIX OF OCCUPIERS



ACCOMMODATION & TENANCY

Fully let to 10 tenants providing a total current rental income of £914,250 per annum

UNIT	TENANT	USE	AREA SQ M	AREA SQ FT (ITZA)	LEASE START	LEASE END	RENT REVIEW	RENT (£ P.A.)	RENT PSF (ITZA)	COMMENTS
28-30	Yaprak Knightsbridge Limited	Restaurant	192.30	2,070 (781)	10.06.25	09.06.45	10.06.30	£117,500	£150.45	Peppercorn rent payable to 09.09.25. £87,500 payable to 09.11.25 rising to £117,500 thereafter. The vendor will top-up the rent on sale.
34	Holistichealth Hub Ltd	Pharmacy	112.50	1,211 (445)	04.09.24	03.09.34	04.09.29	£70,000	£157.30	
36	The Knot Churros Knightsbridge Limited	Café	138.79	1,494 (537)	04.11.22	04.11.32	04.11.27	£70,000	£130.35	Side letter personal to the tenant documents concessionary rent. Rent increases to £75,000 from 04.11.25 to 03.11.27. Rent thereafter £80,000 pa subject to upwards only RR 04.11.27.
38	38 Knightsbridge Limited	Clinic	132.94	1,431 (460)	21.03.24	20.03.39	21.03.29	£75,000	£152.17	
40	Prince Pharmacy Limited	Pharmacy	177.81	1,914 (603)	25.05.07	24.05.37	25.05.27	£92,250	£152.99	TBO operable on 24.05.32 with 6 months prior notice.
44-46	Fine Cashmere Limited	Fashion	373.56	4,021 (1,125)	29.03.21	28.03.26	-	£160,000	£142.22	
48	Jadebrook Limited	Restaurant	204.94	2,206 (579)	25.11.08	24.05.27	-	£85,000	£146.80	
50	Cadaro Limited	Fashion	170.56	1,836 (546)	29.09.23	28.09.33	29.09.27	£82,500	£151.10	
54	Beautyspot Salon Knightsbridge Limited	Hairdresser	181.62	1,955 (480)	25.12.24	24.12.34	25.12.29	£82,500	£170.83	TBO operable on 25.12.29 with 6 months prior notice.
56	Safa Aesthetics Ltd	Dentist	199.64	2,149 (525)	07.12.20	06.12.30	07.12.25	£80,000	£152.38	
TOTAL:			1,884.66	20,287				£914,250	£39.48	

CAPITAL TRANSACTIONS

Despite ongoing geopolitical and economic volatility, the Central London investment market continues to attract domestic and international capital with a particular focus on prime West End assets. As of June 2025, the Bank of England's base rate stands at 4.25%, following three 25 bp cuts in the last 9 months, the most recent in May. The 5 year SONIA swap rate has eased to approximately 3.68%, down from in excess of 5% in late 2022, further enhancing investor demand. With additional base rate cuts widely forecast and borrowing costs easing, transaction volumes continue to increase as more buyers return to the market.

Investment within Knightsbridge is characterised by premium occupiers, constrained supply due to landed estates and low obsolescence associated with retail premises. These factors have traditionally insulated Knightsbridge from broader economic instability, maintain strong capital performance appealing to private investors.

RETAIL MARKET

Retail leasing activity in Knightsbridge continues to reflect the area's reputation as one of London's most exclusive and resilient luxury shopping destinations. Despite market challenges including consumer habits and economic uncertainty, leasing demand in Knightsbridge remains strong, particularly from exclusive international fashion houses, high-end jewellers, and emerging luxury lifestyle brands seeking a flagship London presence.

With limited availability, prime Knightsbridge retail maintains rental value with low vacant rates. Recent leasing trends indicate a focus on quality over quantity, with occupiers prioritising key locations offering prestige, visibility, and high footfall particularly along Knightsbridge and within proximity to Harrods.



ACCOMMODATION

Plowman Craven net internal floor areas are as follows:

UNIT	USE	FLOOR	SQM	SQFT	ITZA SQ M	ITZA SQ FT
28-30 Knightsbridge	Class E – Restaurant	Ground	98.10	1,056	72.55	781
		Lower Ground	94.20	1,014		
		Sub Total	192.30	2,070		
34 Knightsbridge	Class E – Retail	Ground	55.37	596	42.27	445
		Lower Ground	57.13	615		
		Sub Total	112.50	1,211		
36 Knightsbridge	Class E – Retail	Ground	71.62	771	49.88	537
		Lower Ground	67.16	723		
		Sub Total	138.79	1,494		
38 Knightsbridge	Class E – Retail	Ground	65.21	702	42.73	460
		Lower Ground	67.72	729		
		Sub Total	132.94	1,431		
40 Knightsbridge	Class E – Retail	Ground	95.50	1,028	56.02	603
		Lower Ground	82.31	886		
		Sub Total	177.81	1,914		
44-46 Knightsbridge	Class E – Retail	Ground	187.94	2,023	104.51	1,125
		Lower Ground	185.62	1,998		
		Sub Total	373.56	4,021		
48 Knightsbridge	Class E – Restaurant	Ground	105.44	1,135	53.79	579
		Lower Ground	99.49	1,071		
		Sub Total	204.94	2,206		
50 Knightsbridge	Class E – Retail	Ground	102.75	1,106	50.72	546
		Lower Ground	67.81	730		
		Sub Total	170.56	1,836		
54 Knightsbridge	Class E – Retail	Ground	90.30	972	44.59	480
		Lower Ground	91.32	983		
		Sub Total	181.62	1,955		
56 Knightsbridge	Class E – Retail	Ground	103.86	1,118	48.77	525
		Lower Ground	95.78	1,031		
		Sub Total	199.64	2,149		
		TOTAL	1,884.66	20,287		

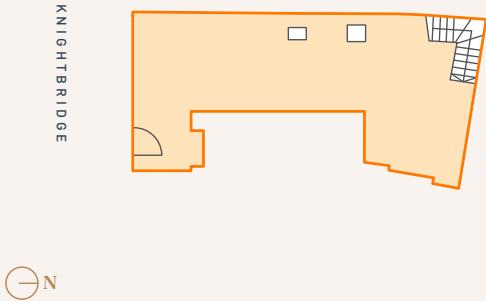
FLOOR PLANS

NOT TO SCALE. INDICATIVE ONLY.

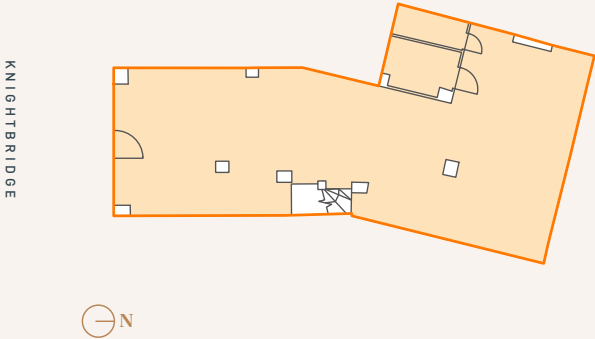
Typical Ground Floors



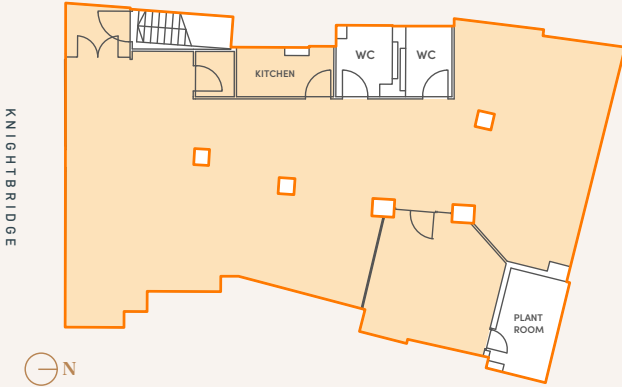
34 - Ground Floor



40 - Ground Floor



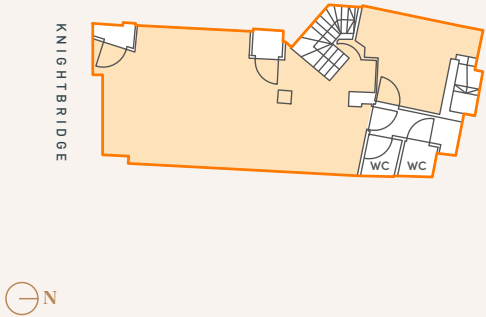
44-46 - Ground Floor



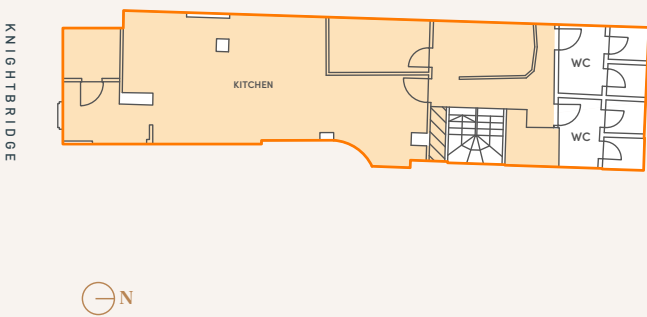
Typical Lower Ground Floors



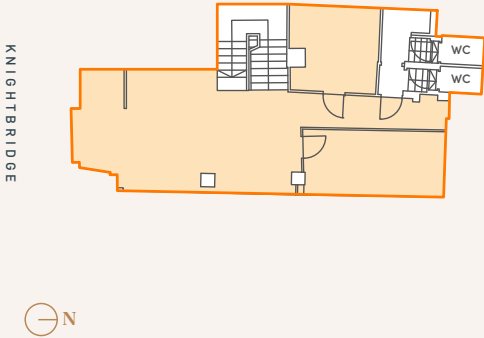
36 - Lower Ground Floor



48 - Lower Ground Floor



50 - Lower Ground Floor



TENURE

Held Virtual Freehold for a term of 999 years from 29 September 1998, offering an attractive unexpired term of 972 years, at a peppercorn rent.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved





FURTHER INFORMATION

VAT

This property is not elected for VAT and therefore VAT will not be payable on the purchase price.

EPC

Certificates available on request.

PLANNING

The property is not listed and falls within the Knightsbridge Conservation Area.

PROPOSAL

Inviting offers in excess of **£17,500,000** for the Isle of Man SPV reflecting a net initial yield of **5.13%** with an attractive capital value of **£863** per square foot (assuming purchaser's costs of 1.80%).

For further information or to arrange an inspection, please contact:

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