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BEAUCHAMP PLACE

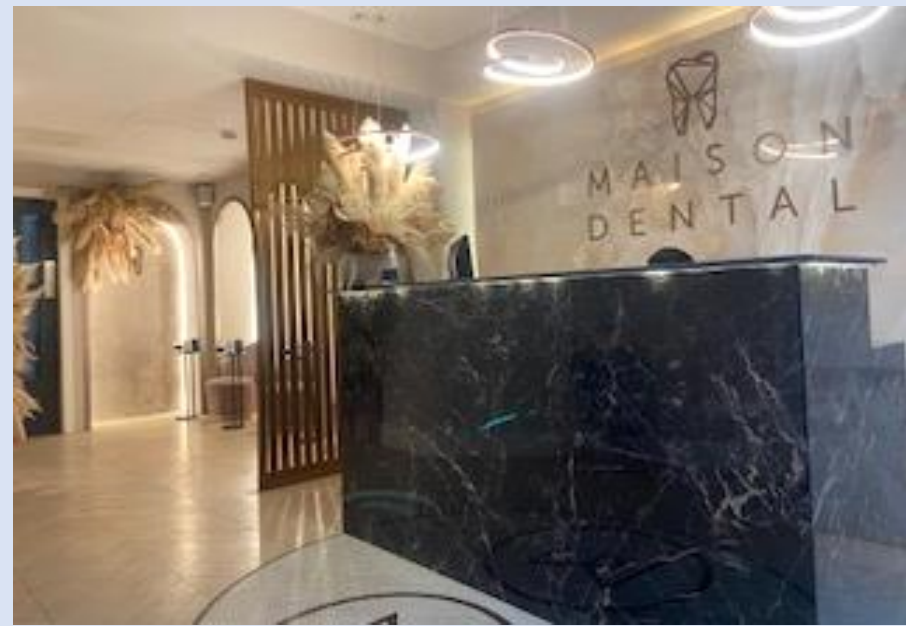
Knightsbridge | London | SW3



Freehold Investment Opportunity

Executive Summary

- Unencumbered Freehold.
- Retail accommodation on the ground and basement, with office accommodation on the first floor, and residential accommodation on the 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, office and residential rental income is £165,750 per annum.
- **Guide price - £3,300,000 reflecting a net initial yield of 4.70% 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 east 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 Maison Dental Limited on a lease at a rent of £93,000 per annum exclusive for a term of 10 years outside the Landlord and Tenant Act 1954 from 7th July 2020.

First Floor Office

The first floor is occupied by Chelsea Nails Spa Ltd on a lease at a rent of £30,250 per annum exclusive for a term of 10 years outside the Landlord and Tenant Act 1954 from 3rd February 2023. There is a rent review on 3rd February 2028.

Second & Third Floor Offices

The second and third floors are occupied by Ms Sudarat Srisopanamate, trading as Thai Therapeutics on a lease at a rent of £42,500 per annum exclusive, rising to £45,000 in April 2027. The lease is for a term of 5 years contracted outside the Landlord and Tenant Act 1954 from 6th September 2022.

The total combined retail and office rental income is **£165,750 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	1,593	147.99

Offices

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
First	656	60.94
Second & Third	956	88.81
Total	3,205	297.75

EPC

Available upon request.

The total combined approximate net internal floor area is 3,205 sq ft (297.75 sq m).

All areas should be deemed approximate.

VAT

The property is not elected for VAT.

Viewings

Strictly by prior appointment only.

Guide Price

£3,300,000 (Three Million, Three Hundred Thousand Pounds) subject to contract, reflecting a net initial yield of 4.70% after purchaser's costs for the freehold interest, although a sale of the SPV is also possible. This reflects a price of £1,029 psf Capital Value overall.

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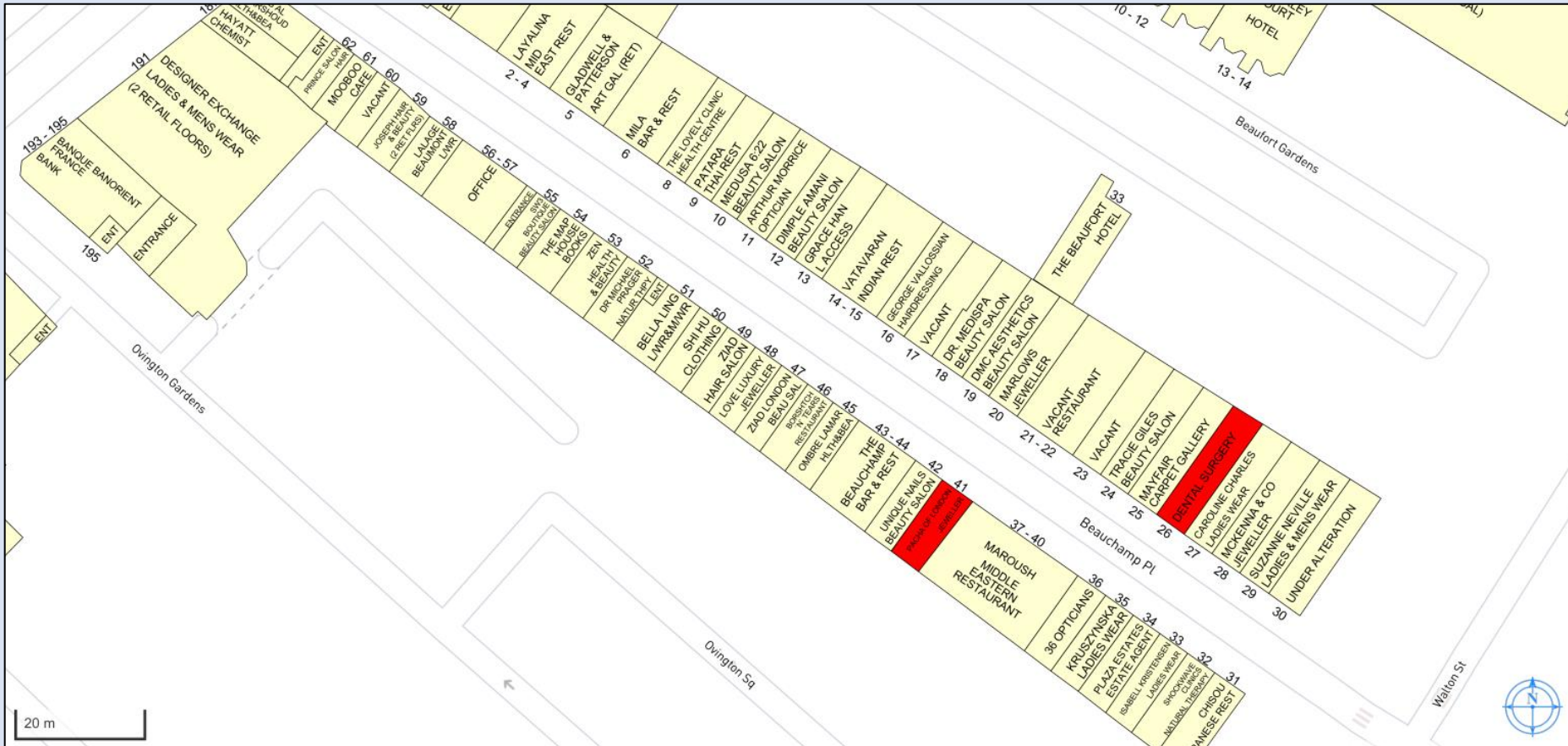
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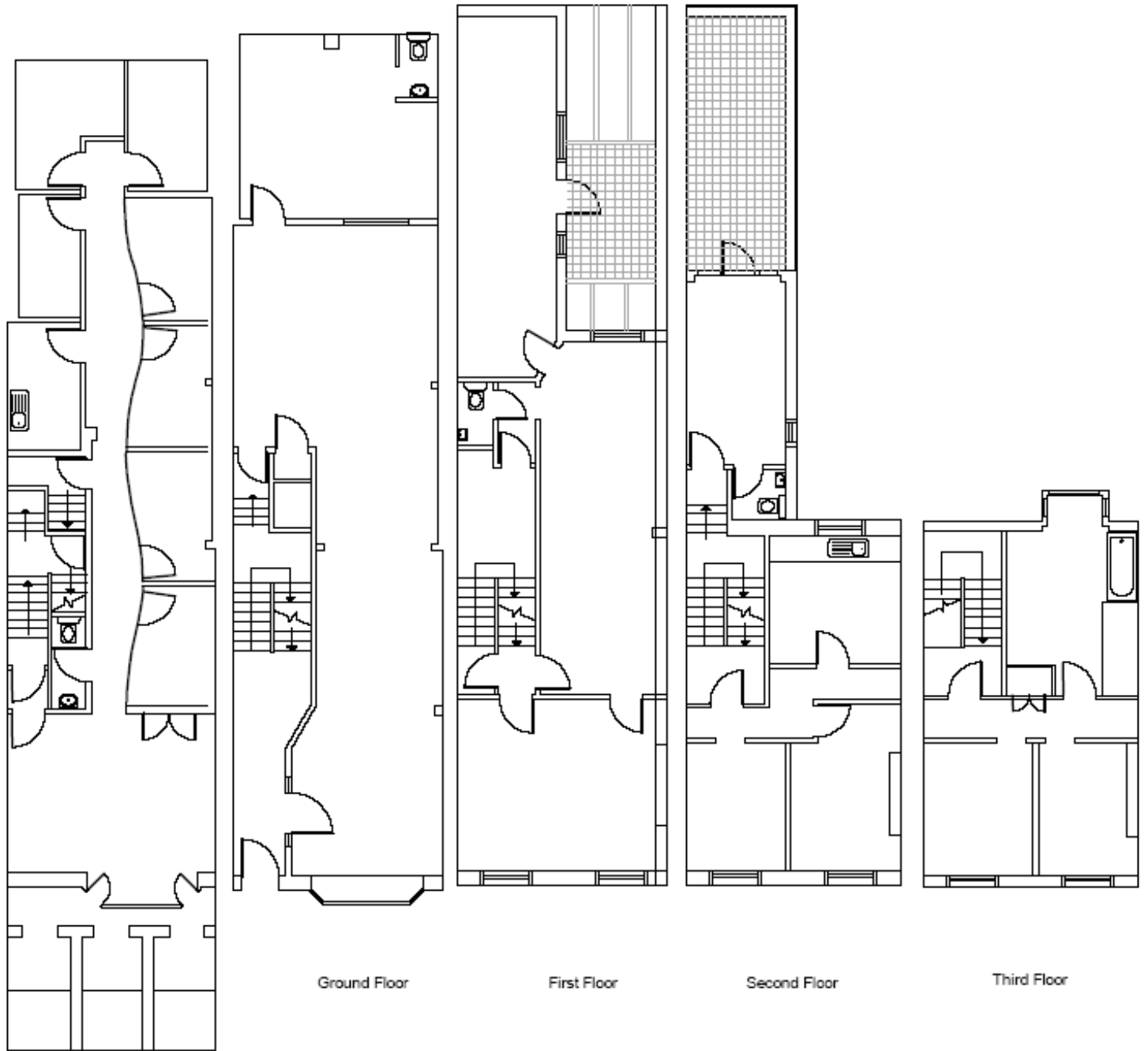
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Tenancy Schedule

Floor	Use	GIA (sq ft)	GIA (sq m)	Tenant	Lease Start	Next Rent Review	Lease Expiry	Rent pa (per sq ft)	Comments
Ground + Basement	Retail	1,593		Maison Dental Limited	07/07/2020		06/07/2030	£93,000 (£58.38)	Outside LTA Act
First	Retail	656		Chelsea Nail Spa	03/02/2023	03/02/2028	02/02/2033	£30,250 (£46.11)	Outside LTA Act
Second + Third	Retail	956		Thai Therapeutics	06/09/2022	£45,000 in April 2027	05/09/2027	£42,500 (£44.46)	Outside LTA Act





Basement

Ground Floor

First Floor

Second Floor

Third Floor

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Existing Floor Plans

Date

Scale 1 : 100 @ A3

Do Not Scale. For Illustrative Purposes Only

