

# 8 Knightsbridge Green, SW1X 7QL

**SHOP TO LET**

568 sq ft/ 52.74sq m

## Location

Based in the heart of Knightsbridge linking Brompton Road with Knightsbridge located directly opposite The Bulgari Hotel. A minute's walk from both Harrods, Harvey Nichols, and Knightsbridge tube station (Piccadilly Line). Other near by notable occupiers – Zuma, Rolex, Samer Halimeh Jewellery

## Description

The premises have been refurbished to an exceptional standard and are arranged over 3 floors with no expense spared. Extensive CCTV, safes, interior designed premises with a beautiful original Victorian staircase wonderfully restored to its former glory.

## Floor Area

568 sq ft/ 52.74sq m

## Lease

An assignment of the existing full repairing & insuring lease for a term expiring 9<sup>th</sup> May 2031

## Rent -

£125,000 per annum exclusive

## Business Rates

Ratable Value £33,500      Rates Payable £16,733 (2021 – 2022)

## Legal Costs -

Each party to be responsible for their own legal costs

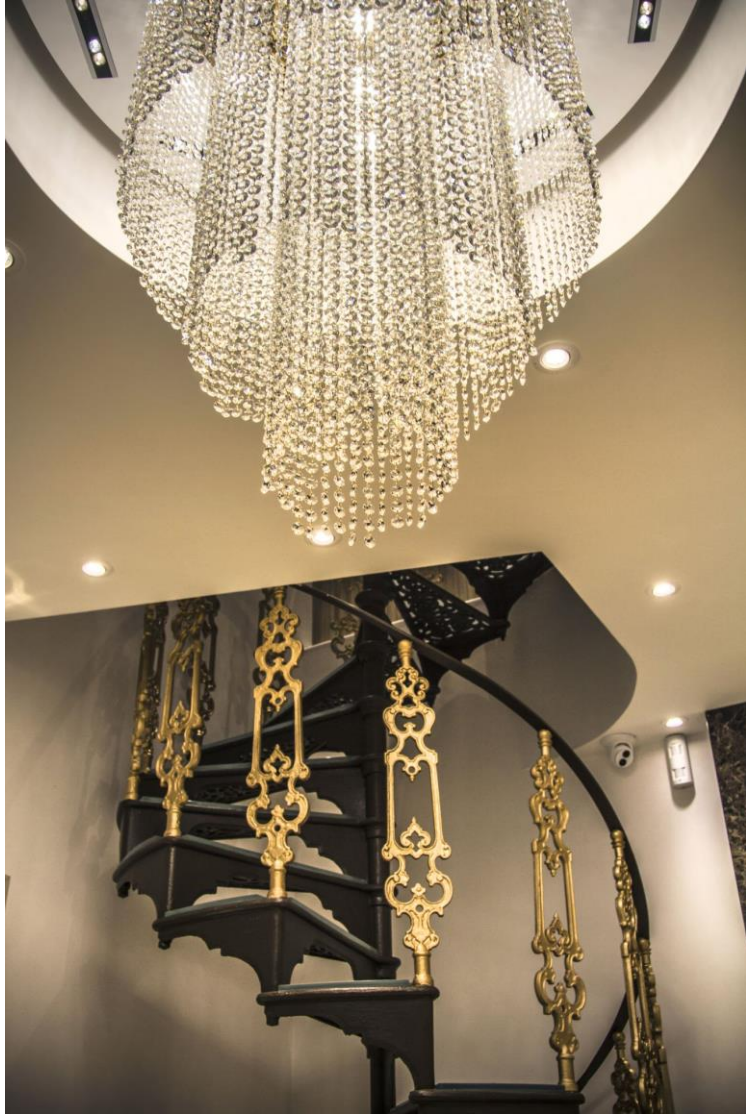
## Viewing -

Strictly by appointment by sole agents Ovington Property

## EPC -

An Energy Performance Certificate is available upon request

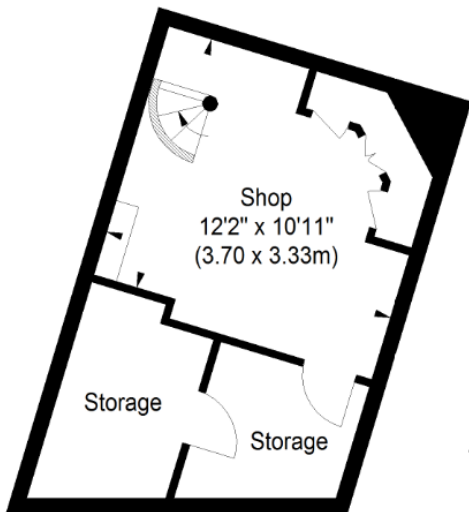




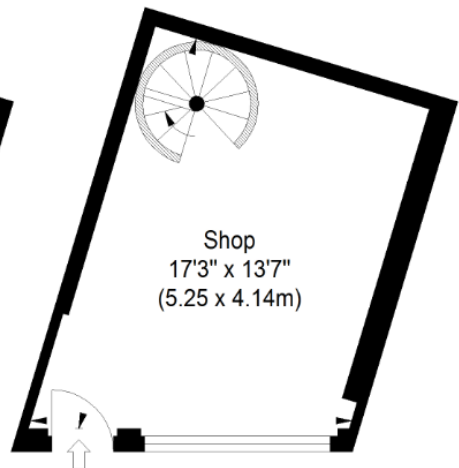


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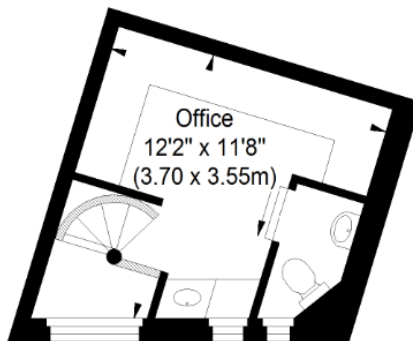
Approximate Gross Internal Area  
568 sq ft / 52.74 sq m



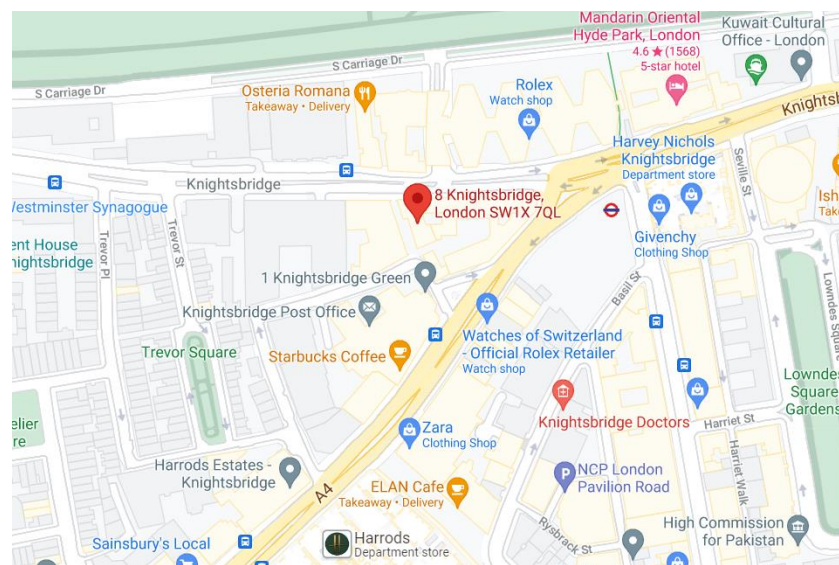
Basement



Ground Floor



First Floor



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These particulars are for general guidance only. Sizes dimensions descriptions and costs shown are approximate. Floorplan for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate.  
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