

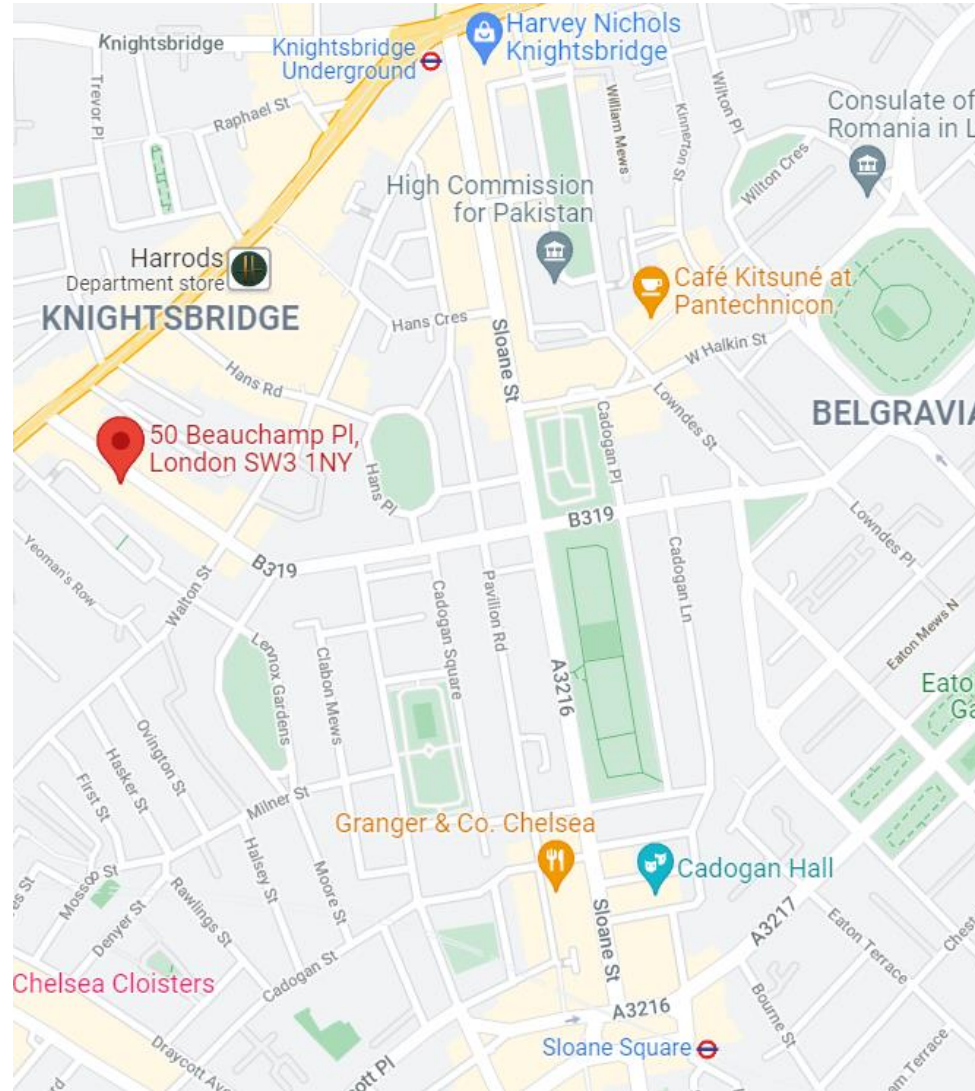
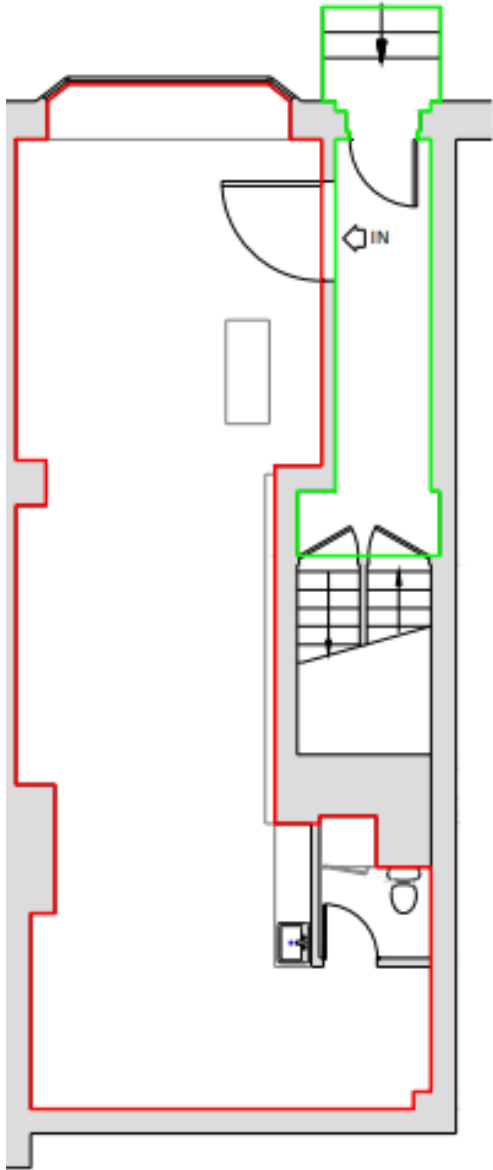
# Ground Floor Shop - 50 Beauchamp Place – London SW3

534 Sq ft / 49.6 sq m

Location	Located in the middle of Beauchamp Place close to Brompton Road in the heart of Knightsbridge, a short walk from both South Kensington and Knightsbridge stations.  Nearby retailers / restaurants include Harrods, San Lorenzo, Maroush, Pizza Express, H&Y Jewelry, Caroline Charles & HB Health.
Floor Area	Ground Floor                    534 sq ft / 49.6 sq m W/C                                    25 sq ft / 2.3 sq m
Lease	A new full repairing and insuring lease for a term by arrangement. The lease will be contracted outside the Landlord and Tenant Act 1954 (part 2) as amended.
Use	Class 'E' Use
Rent	£65,000 per annum exclusive.
Business Rates	Ratable Value                    £63,000 Rates Payable                    £32,256 (2021-2022)
Legal Costs	Each party to be responsible for their own legal costs
EPC	An Energy Performance Certificate is available upon request
Viewing	Strictly by appointment though sole agents Ovington Property



SHOP TO LET



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PROPERTY

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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.