

# 16 Beauchamp Place

## SW3 1NQ

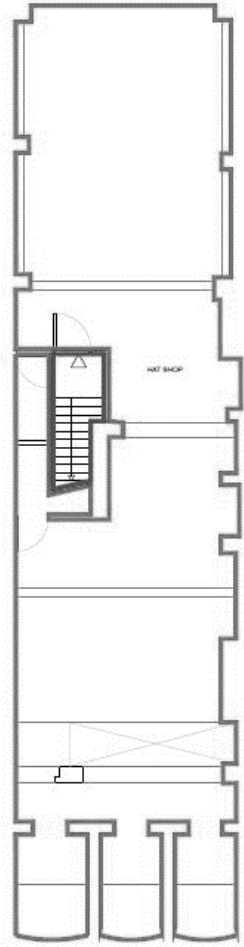
2,219 sq ft / 206.14 sq m

**FREEHOLD  
INVESTMENT FOR  
SALE**

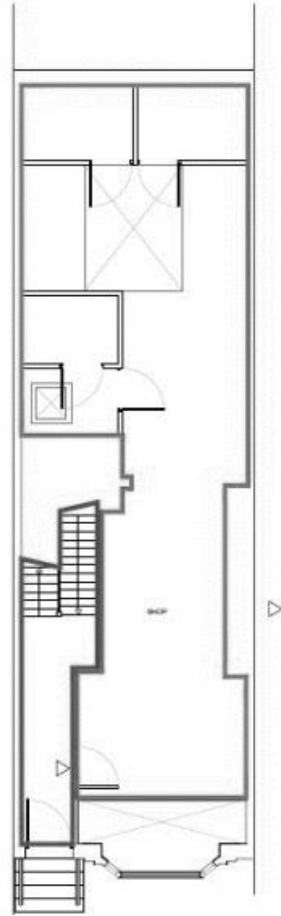
## FREEHOLD KNIGHTSBRIDGE INVESTMENT FOR SALE

Location	Located in the middle of Beauchamp Place close to Brompton Road in the heart of Knightsbridge, minutes walk from both South Kensington and Knightsbridge stations.  Nearby retailers & restaurants include, Maroush, Jaks Beauchamp Pub, Café de Nata, H&Y Jewelry, Caroline Charles, Lalage Beaumont, McKenna & Co Jewellers
Description	The freehold property is arranged over 4 floors. The lower ground floor is leased to a beauty salon, the ground floor a hairdresser, first floor has residential use let on an AST. The second floor is let as offices. The building is fully tenanted.
Total Rent	£139,500 per annum (see tenancy schedule)
Guide Price	£3,500,000 subject to contract. A price at this level assuming standard acquisition costs of 6.5% reflects a net initial yield of approx. 3.75%
Floor Area	2,219 sq ft / 206.14 sq m
EPC's	Available upon request
Viewing	Strictly by appointment by sole agents Ovington Property  Att: Oliver Dodd 07789 278 915 and David Hodges 07767 840 857





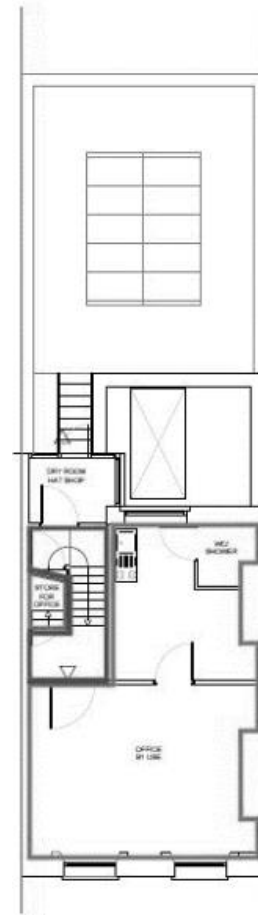
Lower Ground



Ground Floor



First Floor



Second Floor

## Floor Areas

Lower Ground	865 sq ft	/	206.14 sq m
Ground Floor	594 sq ft	/	55.18 sq m
Mezzanine	27 sq ft	/	2.51 sq m
First Floor	417 sq ft	/	38.74 sq m
Mezzanine	29 sq ft	/	2.69 sq m
Second Floor	287 sq ft	/	26.66 sq m
<b>Total area</b>	<b>2,219 sq ft</b>	<b>/</b>	<b>206.14 sq m</b>

# Tenancy information

Floor	Lease holder	Expiry	Rent
2nd Floor	Power British Ltd	19 <sup>th</sup> October 2023	£ 18,000
1st Floor - RESIDENTIAL	Mr Niri	16th May 2024	£ 24,000
Ground Floor	George Vallossian	18th March 2032	£ 57,500
Basement	Knightsbridge Spa Ltd	28th September 2026	£ 40,000
			<b>£ 139,500</b>

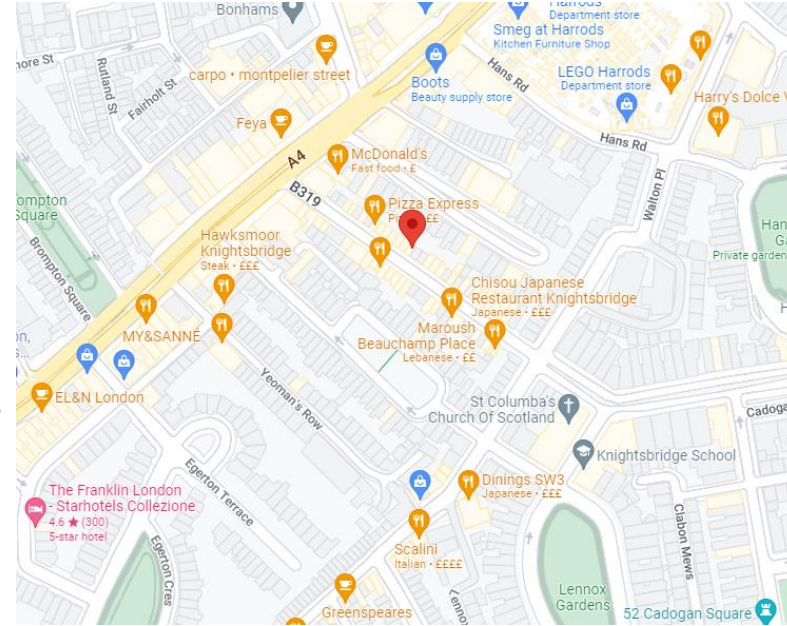
- Notes:** 1<sup>st</sup> Floor - There is a mutual option to determine the residential AST 16<sup>th</sup> May 2023.
- 2<sup>nd</sup> Floor - There is a rolling mutual option to determine with 1 months notice 6 months from commencement of the lease.

## GEORGE VALLOSSIAN

*London's leading hairstylists*

## N & N J Knightsbridge

Health & Beauty Clinic



Oliver Dodd  
07789278915  
[oliver@ovingtonproperty.com](mailto:oliver@ovingtonproperty.com)

David Hodges  
07767840857  
[david@ovingtonproperty.com](mailto:david@ovingtonproperty.com)

020 7589 5221  
[info@ovingtonproperty.com](mailto:info@ovingtonproperty.com)  
[ovingtonproperty.com](http://ovingtonproperty.com)

50 Beauchamp Place  
Knightsbridge  
London SW3 1NY

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.