

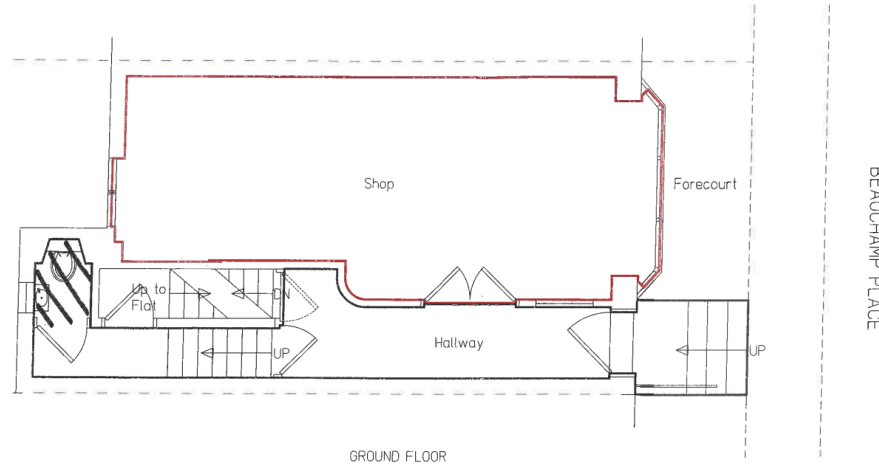
45 Beauchamp Place – London SW3

267.1 Sq ft / 25.1sq m

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 Jewelers
Floor Area	Ground Floor – 267.1 sq ft / 25.1 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	£50,000 per annum exclusive. No VAT is payable on the rent
Business Rates	Ratable Value £38,750 Rates Payable £19,336 (2023–2024)
Legal Costs	Each party to be responsible for their own legal costs
Viewing	Strictly by appointment though sole agents Ovington Property
EPC	An Energy Performance Certificate is available upon request



SHOP TO LET



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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.