

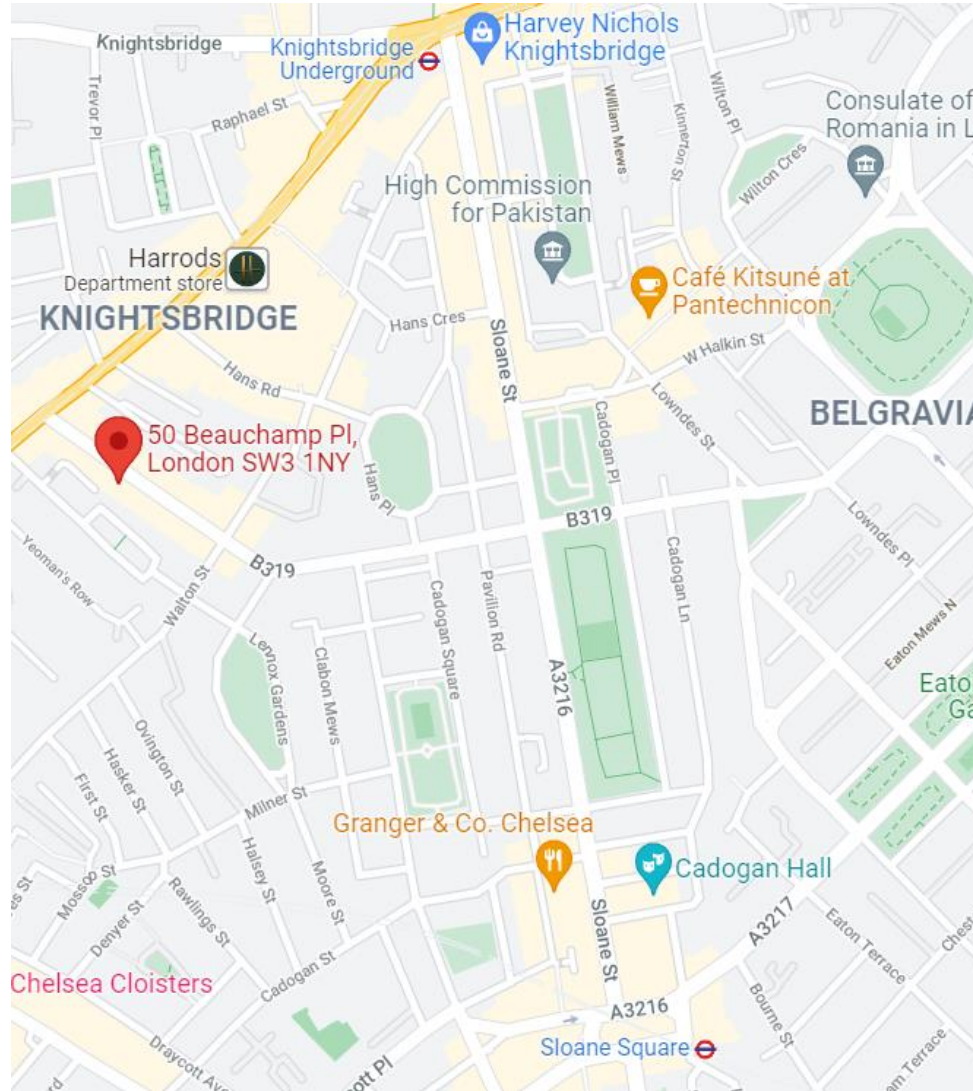
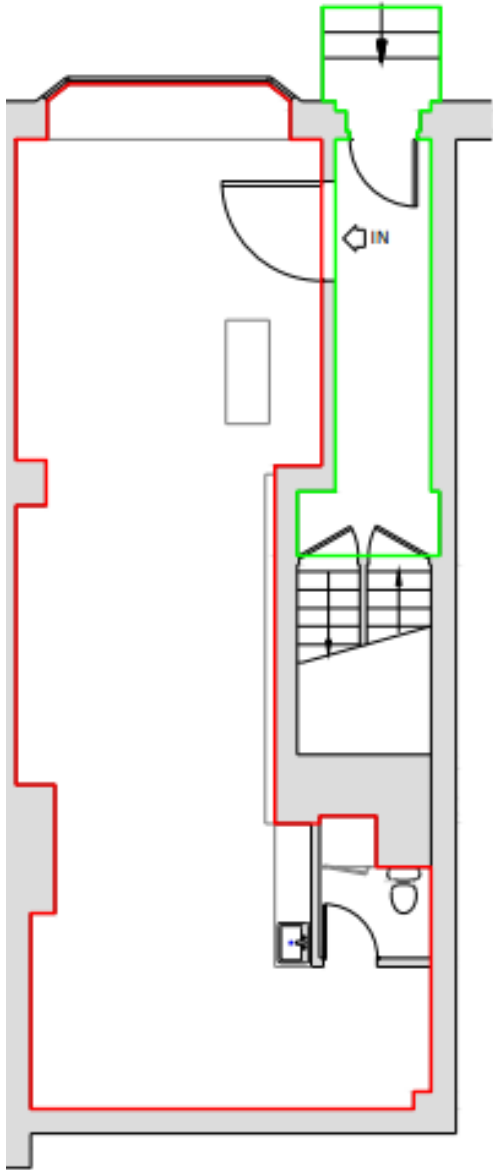
Ground Floor Shop - 50 Beauchamp Place – London SW3

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, Pizza Pomodoro, Maroush, H&Y Jewelry, Caroline Charles, Jaks Bar, Lalage Beaumont, Patara.
Floor Area	Ground Floor 534 sq ft / 49.6 sq m W/C 25 sq ft / 2.3 sq m
Lease	An assignment of the existing full repairing and existing lease for a term expiring 31 st May 2032 the next rent review is 1 st June 2027. The lease is contracted outside the Landlord and Tenant Act 1954 (part 2) as amended.
Use	Class 'E' Use
Rent	£60,000 per annum exclusive.
Business Rates	Ratable Value £46,000 Rates Payable £22,954 (2023-2024)
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



Ovington
PROPERTY

Oliver Dodd
07789278915

oliver@ovingtonproperty.com

David Hodges
07767840857

david@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.