

2-3

Beauchamp Place

Knightsbridge, SW3



3,508 SQ FT
FORMER LAYALINA -
LATE NIGHT BAR & RESTAURANT
TO LET



The premises are located on Beauchamp Place in Knightsbridge which is well renowned for its boutiques, wellness clinics, galleries and restaurants.

The street benefits from a highly affluent residential catchment area and is walking distance from the luxury retailing pitch on Brompton Road, anchored by Harrods.

Nearby restaurant occupiers include Maroush and the newly renovated Beauchamp Pub.

The location will be further enhanced by the opening of the new Geode Restaurant which is situated a short distance away at 14-15 Beauchamp Place.



Floor Plans

GROUND FLOOR

1,231 sq ft / 114.4 sq m



BEAUCHAMP PLACE

BASEMENT

1,999 sq ft / 185.7 sq m



VAULTS

278 sq ft / 25.9 sq m





TENURE

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. The new lease will be subject to 5 yearly upward only rent reviews.

RENT

£195,000 per annum exclusive.

RATES

Rateable Value £246,000
 Rates Payable £139,236
 (2024 - 2025)

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available upon request.

VIEWING

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2024.