

Freehold Investment For Sale



£2,500,000
subject to contract

1422 sq ft

*An attractive
freehold
investment
opportunity. The
property is fully
let to FoodX Ltd,
trading as
'The Muse'*

Tenant FoodX Ltd

Rent £130,000

Rent Deposit 9 months

Lease 15 Years from 16th February 2024 until 15th February 2039. The lease is full repairing and insuring and incorporates a mutual break option 16th February 2034. The lease is contracted outside the Landlord & Tenant Act (1954) Part 2 as amended.

Price A sale price of £2,500,000 assuming standard purchasers cost of 6.38% equates to a Net Initial Yield of approx. 4.9%

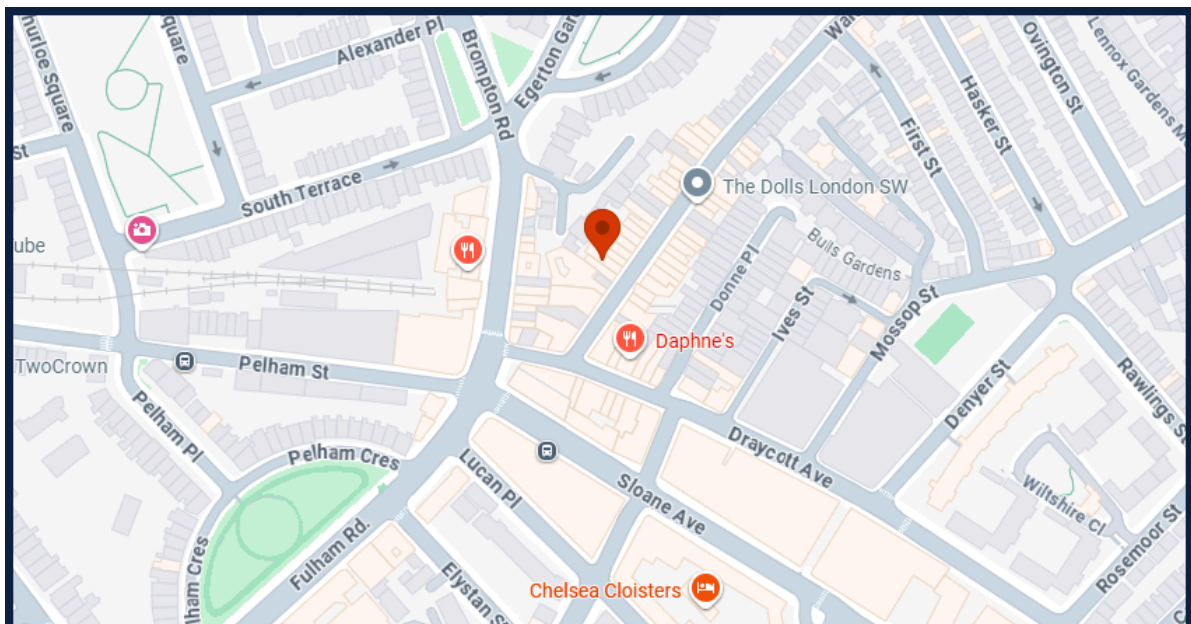
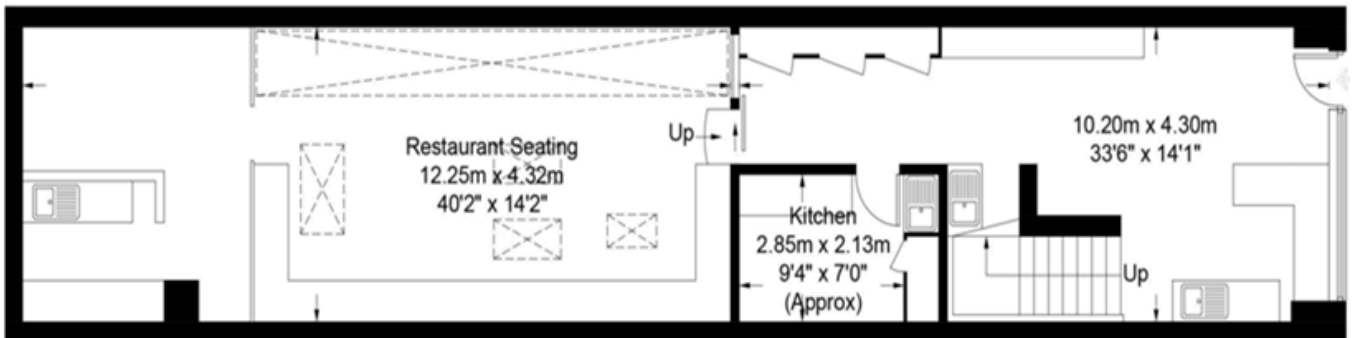
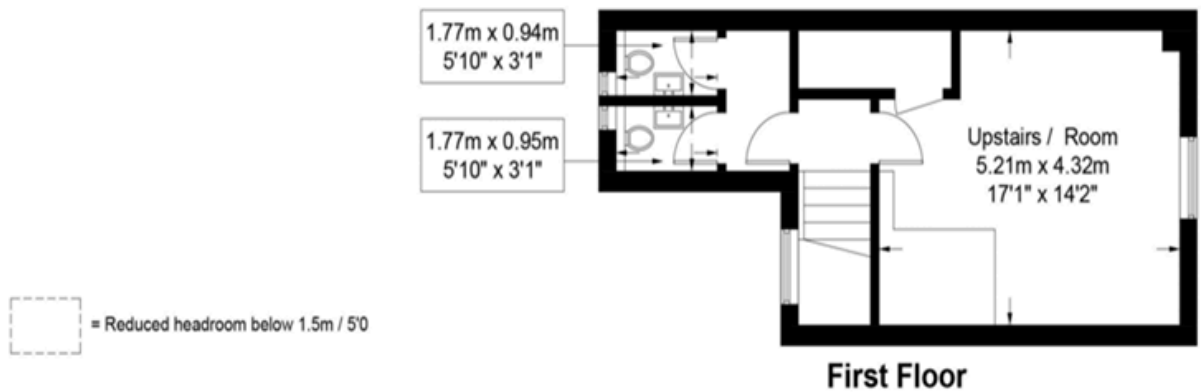
EPC Available upon request

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.

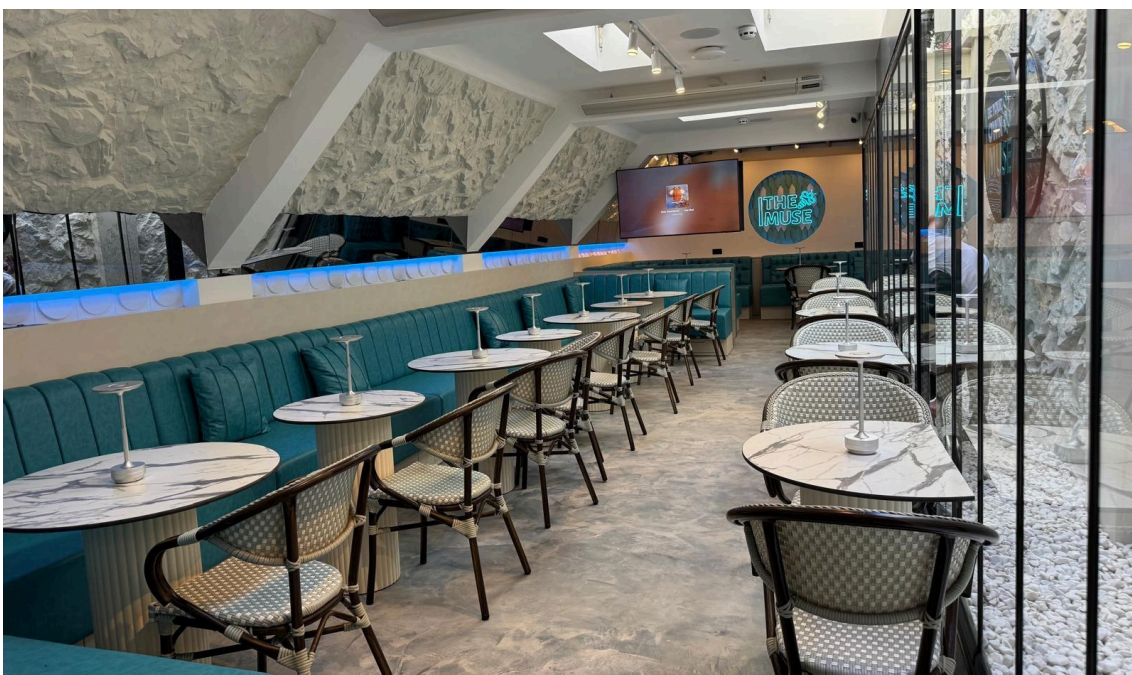
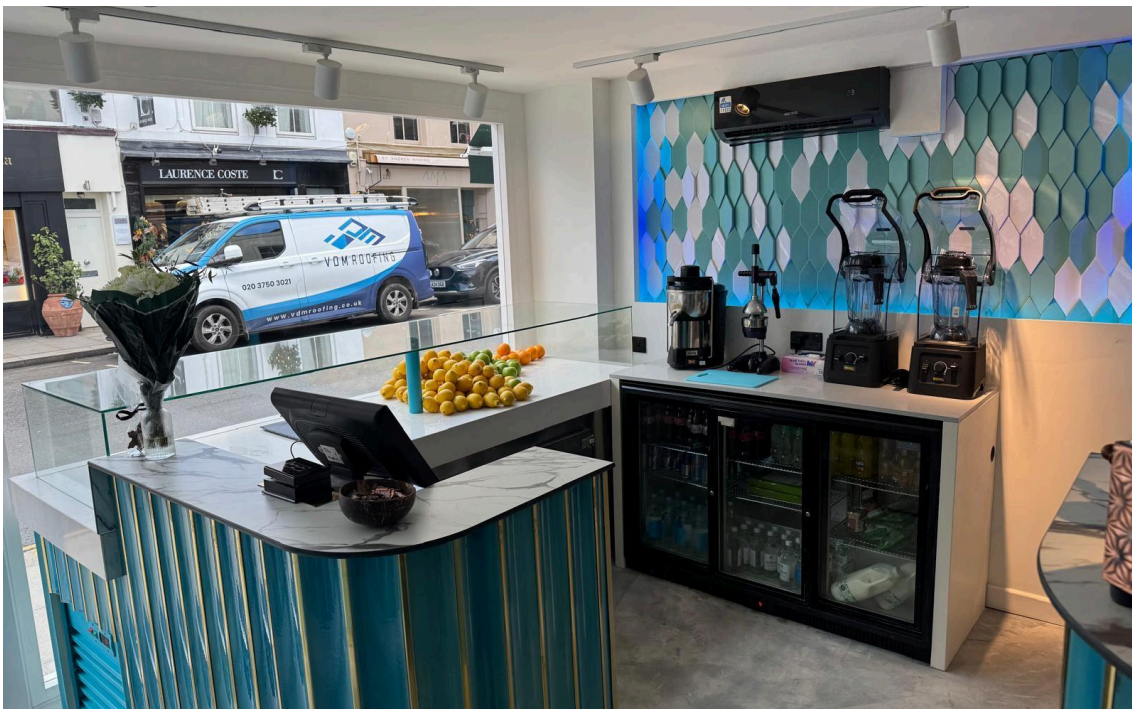
Approximate Gross Internal Area = 1422 sq ft / 132.1 sq m



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Situated in the prestigious Brompton Cross enclave, the building benefits from its position within a highly sought-after luxury retail pitch. The premises have been extensively refurbished, and the immediate vicinity is home to a number of premium brands including Chanel, Isabel Marant, Andrew Martin and Golden Goose.



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Contact Us



Oliver Dodd
Ovington Property
07789 278 915
oliver@ovingtonproperty.com



50 Beauchamp Place
Knightsbridge,
London
SW3 1NY



ovingtonproperty.com