

- Investment for Sale -

Knightsbridge

HARRISON GOATE LLP



49-51 Cheval Place, London SW7



Location

Cheval Place is parallel to Knightsbridge, linked via Montpelier Street and a pedestrian link. Bonhams auction house is at the end of the road and Knightsbridge is lined with very high class shopping including, of course, Harrods. Cheval Place is primarily residential with some destination retail, showrooms, gym and offices.

Description

The office property is fitted out to a high standard as offices, studio, conference and meeting rooms. Both levels have natural light from front and rear, the latter incorporating a small sun terrace. The standard of fit-out is excellent.

Accommodation

Floor	Sq.ft	Sq.mt
Basement	2,751	255.58
Ground	2,329	216.37
Total	5,080	471.95

VAT

We understand VAT is not applicable

EPC

Available upon request.

Tenure

The interest for sale is the LONG LEASEHOLD Residue of a lease expiring 25th December 2085. The annual ground rent is currently £200 p.a. rising to £300 p.a. from 24th December 2052.

Tenancy

The occupational lease to Taylor Howes Design Ltd is effectively FRI via service and maintenance charge, running for 15 years from 24th June 2014.

The passing rent is £185,000 pax

A tenant break effective 29th September 2021 was not operated and there is a further tenant break effective on 24th June 2025.

The tenant recently undertook an extensive refurbishment to a very high standard.

Business Rates

Rateable Value £180,000

Interested parties are advised to make their own enquiries with RBKC rates department.

Terms

Guide price - £3 million, subject to contract, which will show a net initial yield of 5.77% after deducting normal acquisition costs.

Legal Costs

Each party to bear their own legal costs.

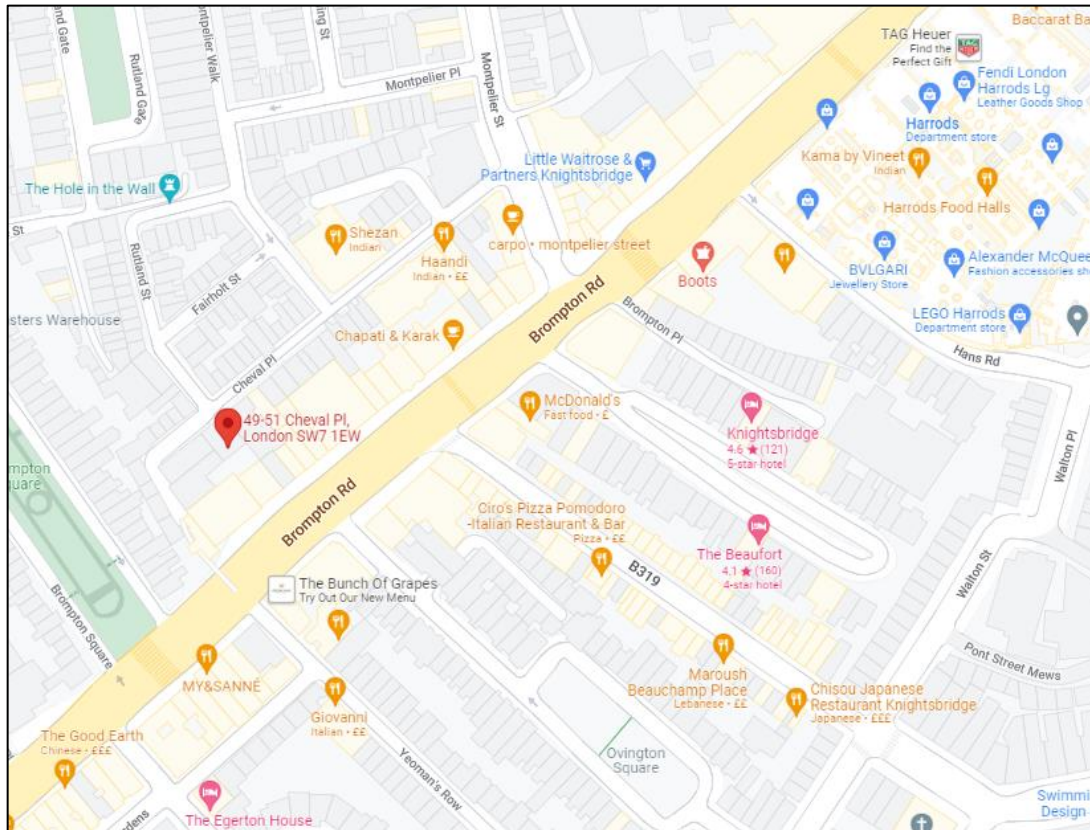
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Location Map



Nearby Occupiers



HARVEY NICHOLS



BURBERRY

Viewings

Strictly by prior appointment via joint agents.



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Gallery

