



# BEAUCHAMP PLACE Knightsbridge

Freehold For Sale or To Let

Restaurant / Retail premises in a prime Knightsbridge location

## Location

Located in the heart of Knightsbridge on one of London's fashionable shopping streets, 30 Beauchamp Place is directly connected to Brompton Road and neighbored by both Belgravia and South Kensington. Bustling Exhibition Road, home to The Victoria and Albert Museum, The Natural History Museum, The Science Museum and Royal Albert Hall, is just a stones throw away.

Knightsbridge is known for being the home of luxury shopping and high-end restaurant experiences, with Harrods and Harvey Nichols at its centre, bordered by Chelsea, Kensington and Belgravia, the area is host to the most notable names in designer fashion including, Prada, Chanel, Fendi, Versace, Dior, Gucci and many more.

Notable restaurant occupiers in the Knightsbridge area include Harry's Dolce Vita, Chisou Sushi, Petrus by Gordon Ramsay, Zuma and Marcus by Marcus Wareing.



## The Premises

The property provides a 'Maison' retail and restaurant opportunity over 5 floors. It is currently fitted out to a top end specification as a restaurant. It has a well equipped kitchen and back of house facilities in the basement; a restaurant and bar area on the ground floor with terrace at the rear; a first floor restaurant/private dining area with bar onto a terrace; an additional private dining area on the second floor; and office facilities on the third floor.

This is a rare and exceptional opportunity for a restaurateur or retailer.

## Accommodation

The premises are arranged over ground, basement, first, second and third floors with the approximate gross internal floor areas:

Description	Sq Ft	Sq M
Basement	1,053	97.8
Ground Floor	761	70.7
First Floor	313	29.1
Second Floor	330	30.7
Third Floor	353	32.8
<b>Total</b>	<b>2,810</b>	<b>261.1</b>



# Licence

There is a Premises License permitting the sale of Alcohol from 10:00 to 24:00 on all days except Sundays, when the hours are 12:00 to 23:30.

# Lease

A new Lease is available on negotiable terms.

# Rent

On Application

# Freehold

The freehold may be available with vacant possession.

# Rates

The rateable value is £119,000 and the rates payable for 2022/2023 are £61,000. All interested parties are advised to make enquiries with the Local Authority.

# EPC

A copy of the EPC is available upon request.

# Further Information & Viewing

Viewing is strictly by appointment only. For further information or to arrange a viewing please contact:

## **Liv England - Leasing**

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