



BEAUCHAMP PLACE Knightsbridge

Attractive Knightsbridge Freehold
Restaurant Investment Opportunity





Executive Summary

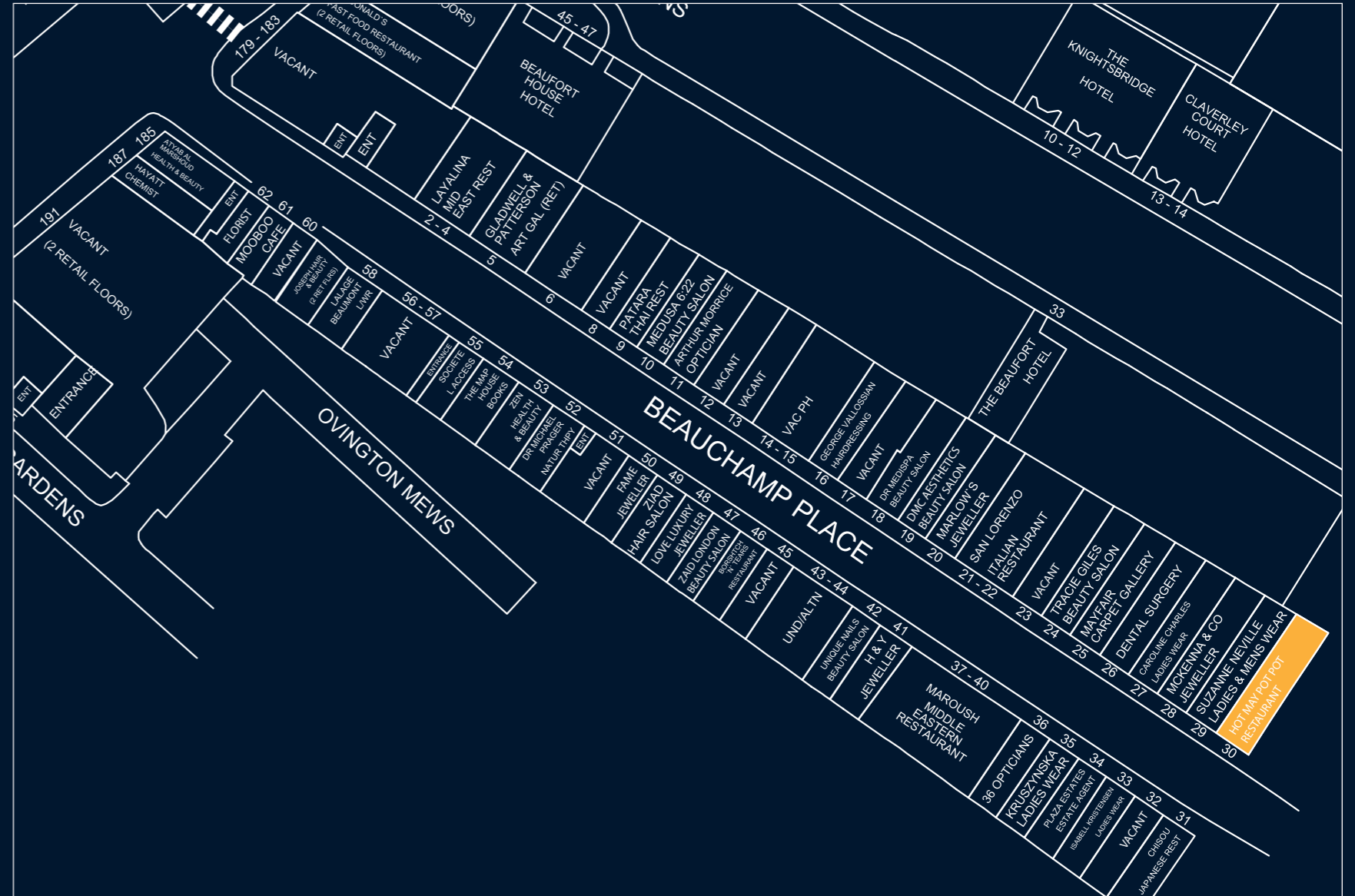
- Freehold.
- Rare opportunity to acquire a single let restaurant investment opportunity located in the heart of Knightsbridge.
- The property is situated on Beauchamp Place – one of London's most fashionable shopping streets which connects directly with Brompton Road, home to luxury retailers such as Harrods and Harvey Nichols. Local high end restaurants include Dinner by Heston Blumenthal, Petrus by Gordon Ramsay and Marcus by Marcus Wareing and Zuma.
- The property comprises an attractive retail / restaurant 'maison' arranged over basement, ground and three upper floors totalling 2,810 sq ft (261.1 sq m) GIA.
- The property has recently been refurbished and fitted out as a very high specification restaurant.
- The property is let to Hot May Pot Pot on a full repairing and insuring lease expiring 1st October 2038 (c 14.5 years unexpired) at a current rent of £150,000 per annum (£53.38 psf overall) with no break options and 5 yearly open market rent reviews, the next occurring on 1st October 2023.
- Future potential to convert the upper floors or whole building to residential accommodation subject to obtaining the necessary planning consents.
- The property has an excellent EPC rating of B38.
- Price upon application.

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.

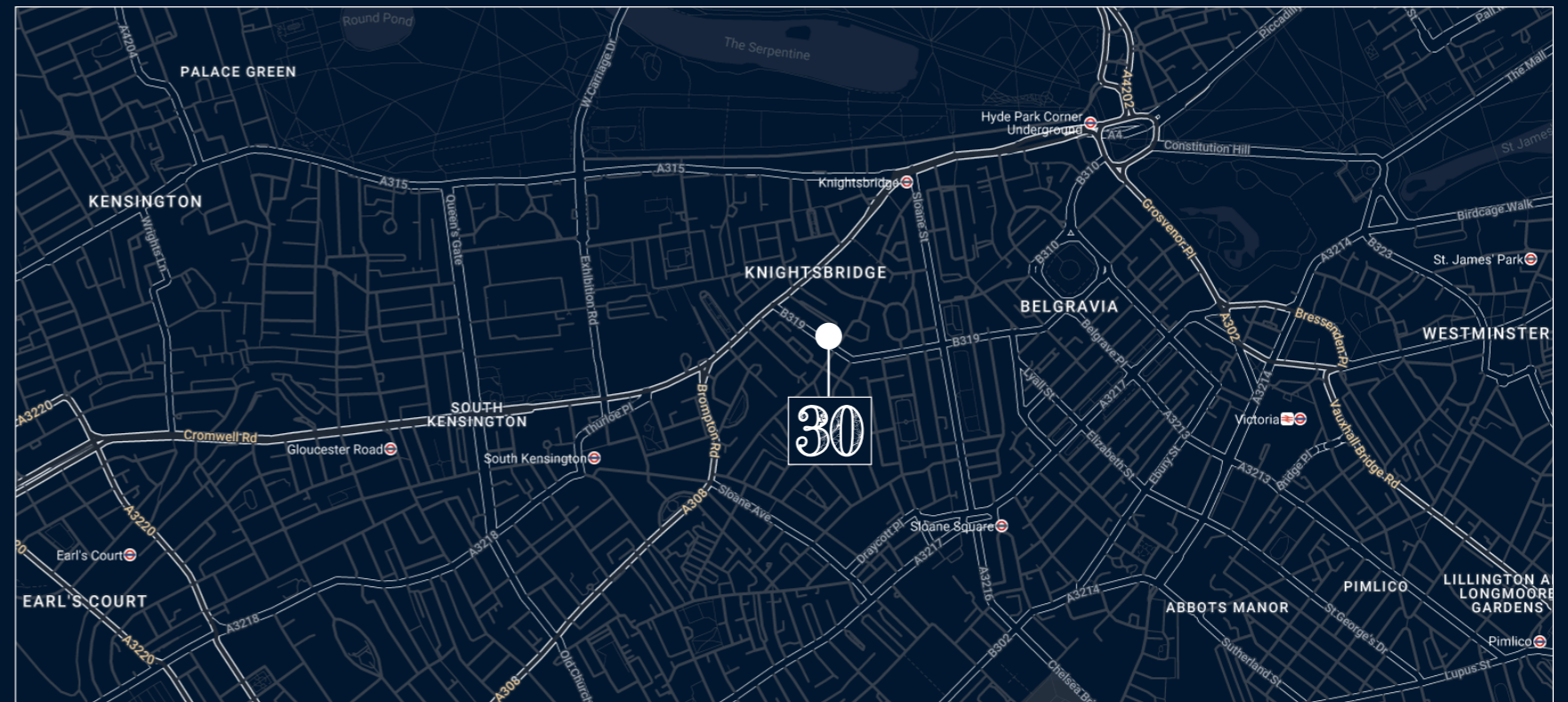
Knightsbridge is known for being the home of luxury shopping and high end restaurant experiences, with Harrods and Harvey Nichols at its centre, bordered by Chelsea, Kensington and Belgravia the area is host to the most notable names in designer fashion, including Prada, Chanel, Fendi, Versace, Dior,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

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



Communications

Transport connections are excellent with the properties being a short walk away from Knightsbridge (Piccadilly line), South Kensington (Piccadilly, Circle and District lines), and Sloane Square (Circle and District lines) underground stations. Brompton Road also benefits from a number of bus routes linking the area to other key central London locations.





The Property

The property comprises a 'maison' restaurant arranged over basement, ground and three upper floors totalling 2,810 sq ft (261.1 sq m) GIA.

It is currently fitted out to a very high specification. It has a well equipped kitchen and back of house facilities in the basement; a restaurant bar area on the ground floor with a terrace at the rear; a first floor restaurant / private dining area with a bar onto a terrace; an additional private dining area on the second floor; and office facilities on the third floor.

Accommodation

The property comprises the following Gross Internal Area:

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
Total	2,810	261.1

Floor Plans

Copies of the floor plans are available upon request.



Further Information

Tenancy

The property is let in its entirety to Hot May Pot Pot Limited (t/a Hot May Pot Pot) on a full repairing and insuring lease for a term of 20 years from 2nd October 2018 expiring 1st October 2038 (c. 14.5 years unexpired) at a current rent of £150,000 per annum reflecting a rent of £53.38 per sq ft overall.

The lease is inside the 1954 Landlord and Tenant Act and is subject to 5 yearly open market rent reviews, the next being on 2nd October 2023.

The Landlord holds a rent deposit equivalent to six months' rent.

Planning and License Information

The premises have A3 planning consent on the basement to second floors with office / storage ancillary on the third floor. The number of people permitted on the premises is 80.

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.

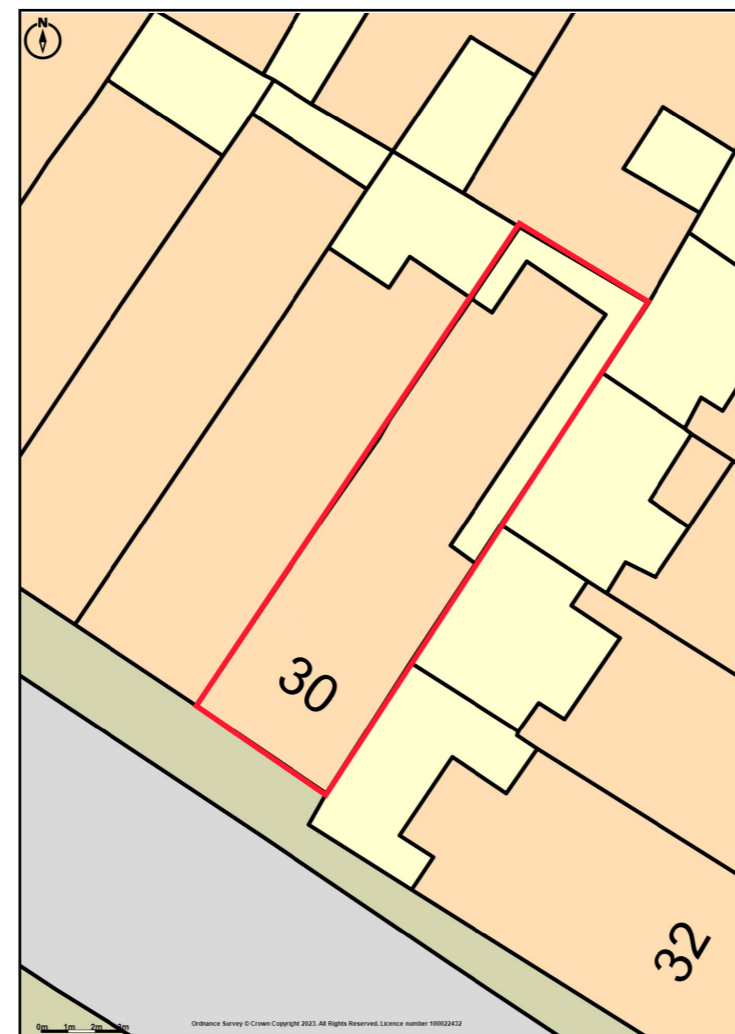
The property is not listed but is situated within the Thurloe / Smith's Charity Conservation Area and within the Royal Borough of Kensington and Chelsea.

Future Repositioning Opportunity

Future potential to convert the upper floors or whole building to residential accommodation subject to obtaining the necessary planning consents.

Tenure

The freehold interest is held under Title Number NGL188378, as per title plan below.



VAT

The property is not elected for VAT.

EPC

The property has an EPC rating of B38

Proposal

Price upon application.

Contact

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



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