LEVY
Real Estate

71 Walton Street

London, SW3 2HT

CHARMING KNIGHTSBRIDGE FREEHOLD OPPORTUNITY

Charming Knightsbridge Freehold Opportunity

The property is currently occupied by Maskells Chelsea Estate Agents, and is arranged over ground, first and second floors.
The area attracts a discerning local clientele, supported by a highly affluent residential catchment and a strong concentration of premium retail and leisure businesses. Established occupiers include Chanel, N.Peal, Isabel Marant, Andrew Martin and Yves Delorme, reinforcing Walton Street's reputation as a destination for high-quality fashion, interiors and lifestyle brands.

- Situated within an affluent Chelsea neighbourhood with a strong residential catchment
- Exceptional retail parade with an attractive village atmosphere
- Surrounded by a curated mix of premium fashion, interiors and lifestyle brands
- Flexible accommodation arranged over 3 floors
- Nearby occupiers include Chanel, James Perse and Derek Rose



THE PROPERTY

The property comprises approximately 890 sq ft of accommodation arranged over ground and upper floors, benefiting from a partially glazed frontage onto Walton Street. Its prominent position within this established retail parade offers an opportunity for an incoming occupier to establish a presence in one of Chelsea's most desirable neighbourhoods.

The premises are suitable for a range of Class E uses, subject to the necessary consents, and may appeal to retailers, lifestyle brands, leisure operators and medical or wellness businesses seeking a well-located unit within an affluent London market.
With its established retail setting, strong surrounding residential catchment and proximity to many recognised luxury brands, 71 Walton Street presents an attractive opportunity for an operator looking to secure a presence in a highly fashionable London neighbourhood.

LOCATION

Walton Street links Knightsbridge and Harrods to the north with Brompton Cross, South Kensington and Chelsea to the south.
In addition to the eclectic mix of luxury retailers, Brompton Cross is renowned for restaurants such as Daphne's, Zefi, Aubaine and Jak's Bar.
The internationally regarded museums, the Victoria and Albert and the Natural History museum are close by.

TRANSPORT

The property is well connected to the wider West End and central London, with South Kensington Underground station approximately a 10-minute walk away and Knightsbridge Underground station within approximately 15 minutes, providing access to the District, Circle and Piccadilly lines.







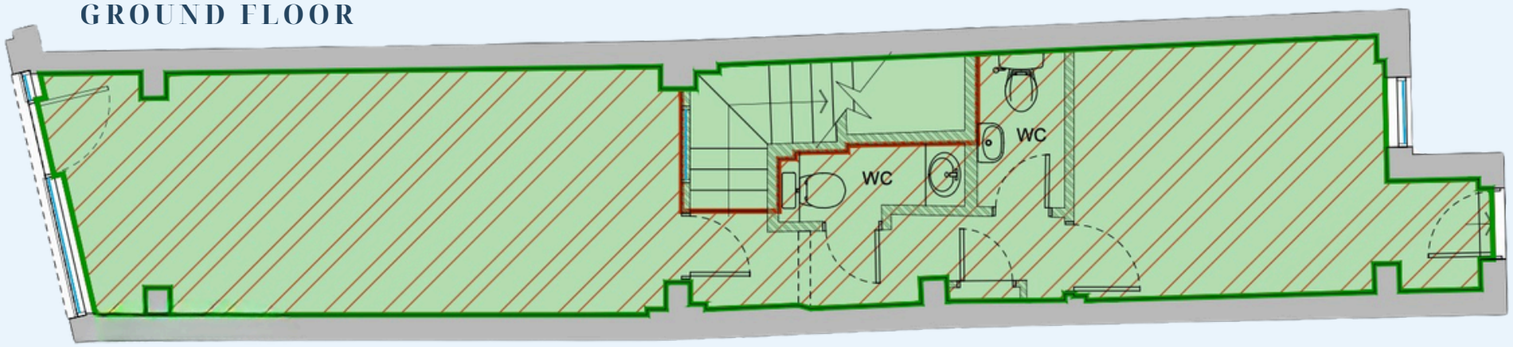


ACCOMMODATION

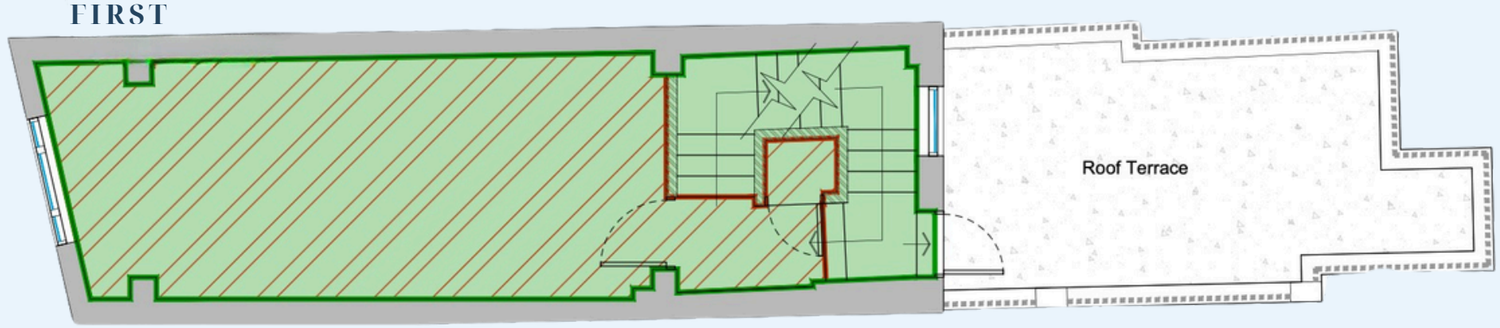
The premises is arranged over ground and upper floors.
It comprises the following approximate net internal floor area(s):

FLOOR	Size (Sq ft)	**Size (Sq m)**
GROUND	429.6	39.91
FIRST	230.5	21.41
SECOND	233.1	21.66
TOTAL	**893.2**	**82.98**

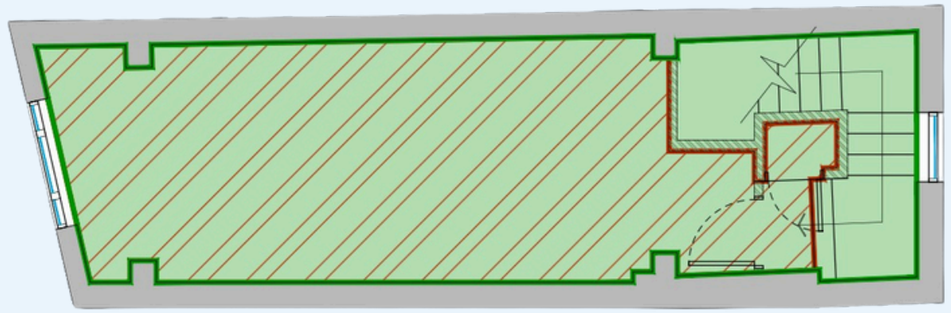
GROUND FLOOR



FIRST



SECOND



TENANCY

The property is currently occupied on a leasehold basis by Maskells Chelsea Estate Agents on a term expiring 23rd June 2028, at a rent of £80,000 per annum.

The tenant has indicated that they may consider an early surrender if a purchaser wants.

EPC

Certificate available upon request.

VAT

The property is not elected for VAT.

TENURE

Freehold.

AML

The successful purchaser will be required to fulfil antimony laundering requirements in accordance with Anti Money Laundering Regulations.

PRICE

Offers are invited in excess of £1,135,000 subject to contract and exclusive of VAT.

This reflect a net initial yield of 5.61% assuming purchasers costs of 5.72% and a capital value of £812 per sq. ft.



BUSINESS RATES

As per the Valuation Office Agency, the rateable value of the premises is £60,500.
Interested parties are advised to make their own enquiries with the Royal Borough of Kensington and Chelsea.

VIEWING AND FURTHER INFORMATION

Viewings are by appointment via sole selling agents
Levy Real Estate.

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