

# KNIGHTSBRIDGE

## No 50 KNIGHTSBRIDGE

### LONDON SW1X 7JN

## LEASE FOR SALE

### LOCATION

The premises are located on the north side of Knightsbridge equidistant from Hyde Park Corner and Knightsbridge underground stations and diagonally opposite the Sheraton Park Tower Hotel and Harvey Nicholls. The Knightsbridge Gate mixed use development opposite is due to be finished shortly. – see street plan.

### ACCOMMODATION

The premises comprise ground floor and basement accommodation approximately as follows:-

Frontage	18 ft 6 ins	5.65m
Internal Width front	16 ft 6 ins	5.03 m
Internal width rear	20 ft 9 ins	6.33m
Shop Depth	70 ft 0 ins	21.35 m
Ground Floor Area	1,160 sq ft	107.8 sq m
Basement Sales	615 sq ft	57.14 sq m
Basement ancillary	295 sq ft	27.40 sq m
<b>Total</b>	<b>2,070 sq ft</b>	<b>192.3 sq m</b>
Plus wc's		

### LEASE

The property is held on the basis of an effectively full repairing and insuring lease for a term expiring 28th September 2023. The current passing rent is £92,500 p.a. plus VAT

### TERMS

Offers invited

### RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£95,500.00
Rates Payable	£50,806.00

**PLEASE NOTE under current Government legislation, no rates are payable by the occupier during 2020.**



### SERVICE CHARGE

No service charge is payable.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

### ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

### VIEWING

Strictly by appointment only via:-

**Ian Garnham**

Tel: **07973 392630** / 020 7478 4306

Email: [iang@leslieperkins.co.uk](mailto:iang@leslieperkins.co.uk)



50 metres

Experian Goad Plan Created: 10/05/2017  
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