



45-46

BEAUCHAMP PLACE

LONDON SW3 1NX

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ATTRACTIVE UNBROKEN KNIGHTSBRIDGE  
MIXED-USE FREEHOLD INVESTMENT OPPORTUNITY  
FOR SALE ON BEHALF OF THE FIXED CHARGE RECIEVERS





## INVESTMENT SUMMARY

- Rare opportunity to acquire **two attractive unbroken mixed-use period buildings**.
- **Beauchamp Place** is situated in the heart of **Knightsbridge** which is home to a variety of independent retailers and restaurants and is a **highly desirable affluent residential location**.
- The property comprises **two retail units** and **two residential units**, which span basement, ground and three upper floors extending to a **total floor area of 4,211 sq ft (391.2 sq m) GIA**.
- The property produces a total contracted income of **£247,200 per annum**, this includes the vendor top-ups.
- The **residential units** have recently been **refurbished** to a **very high specification**.
- Potential for partial **owner occupation**.
- The entire property is held **freehold** on **two separate titles**.

We are instructed to seek offers of £4,100,000, subject to contract and exclusive of VAT for the benefit of our clients two freehold interests. A purchase at this level would reflect a very attractive 6.03% GIY.

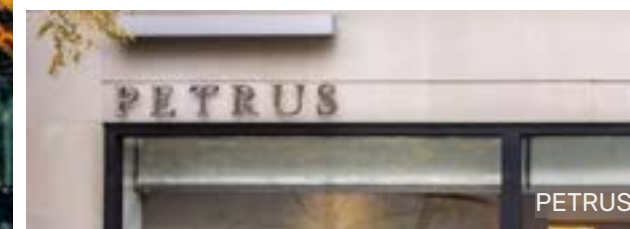




# B 45-46 BEAUCHAMP PLACE



## KNIGHTSBRIDGE



Knightsbridge is a world-renowned luxury London district. With Harrods and Harvey Nichols at its retailing epicentre, bordered by Chelsea, Kensington and Belgravia the area is host to the most popular names in couture fashion including Chanel, Dior, Fendi, Gucci, Versace and many more.

Knightsbridge is also home to a large variety of notable restaurant occupiers such as Harry's Dolce Vita, Chisou Sushi (which can be found on Beauchamp Place), Petrus by Gordon Ramsey, Zuma and Marcus by Marcus Wareing.

Knightsbridge is also spoilt for choice for cultural pursuits, with The Victoria and Albert Museum, The Science Museum, The Natural History Museum, and The Royal Albert Hall all stones throw away. Knightsbridge also benefits from the large green spaces of Hyde Park and stunning residential architecture in the area.





WEST END

THE CITY OF LONDON

WESTMINSTER

PIMLICO

VICTORIA STATION

HYDE PARK CORNER

PARK LANE

HYDE PARK

HARVEY NICHOLS

KNIGHTSBRIDGE

Harrods

SLOANE STREET

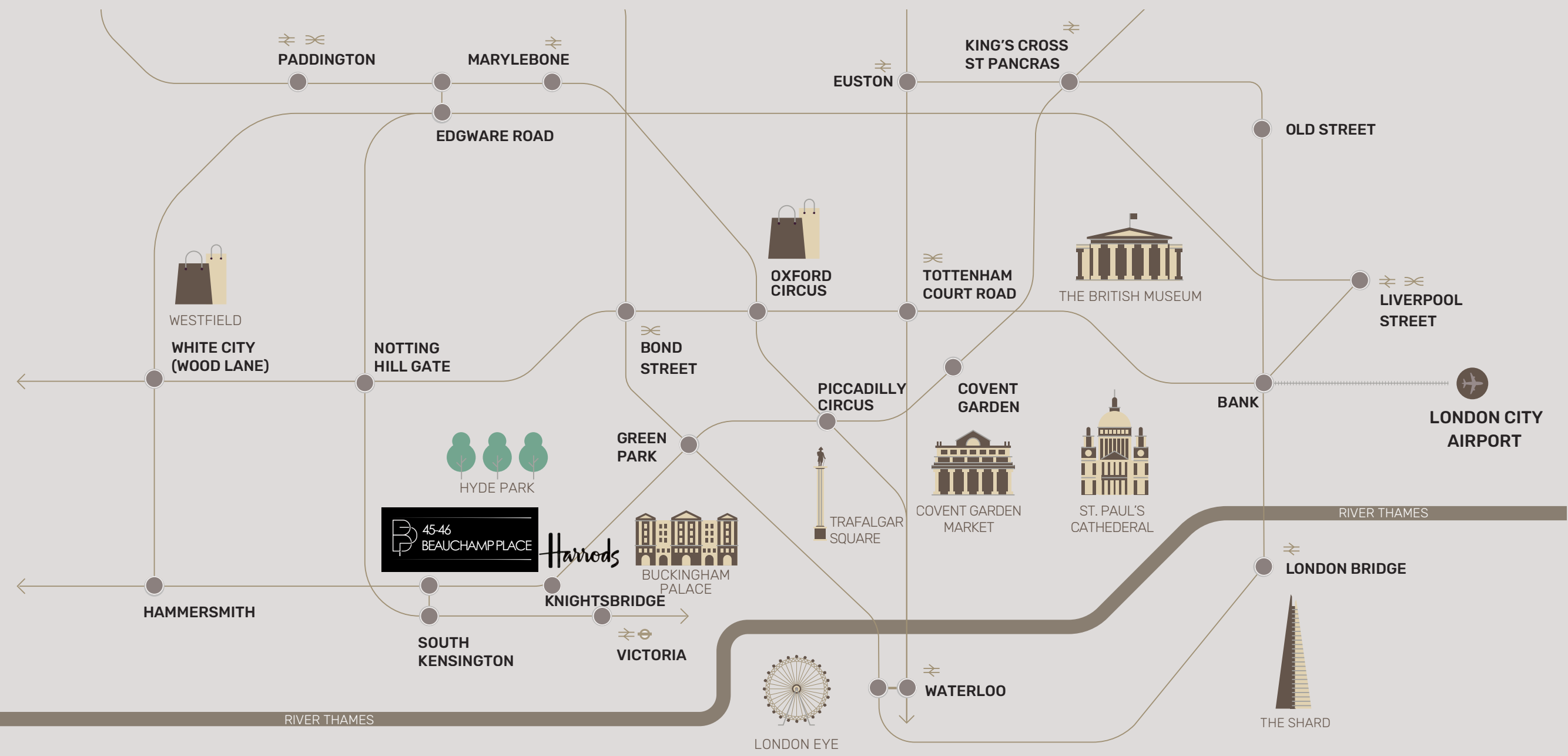
45-46  
BEAUCHAMP PLACE

BEAUCHAMP PLACE

BROMPTON ROAD

VICTORIA AND ALBERT MUSEUM





# CONNECTIVITY



Beauchamp Place has excellent road communications via the adjoining Brompton Road, which links Beauchamp Place to the A308 which accesses wider south-west regions of London, as well strong connections to major national motorways including the M3, M4 and the M25.



London Heathrow Airport can be reached within a 30 minute drive, whilst London Gatwick Airport and London City Airport can both be reached within a one hour journey time.

## APPROXIMATE TRAVEL TIMES FROM 45-46 BAUCHAMP PLACE TO:

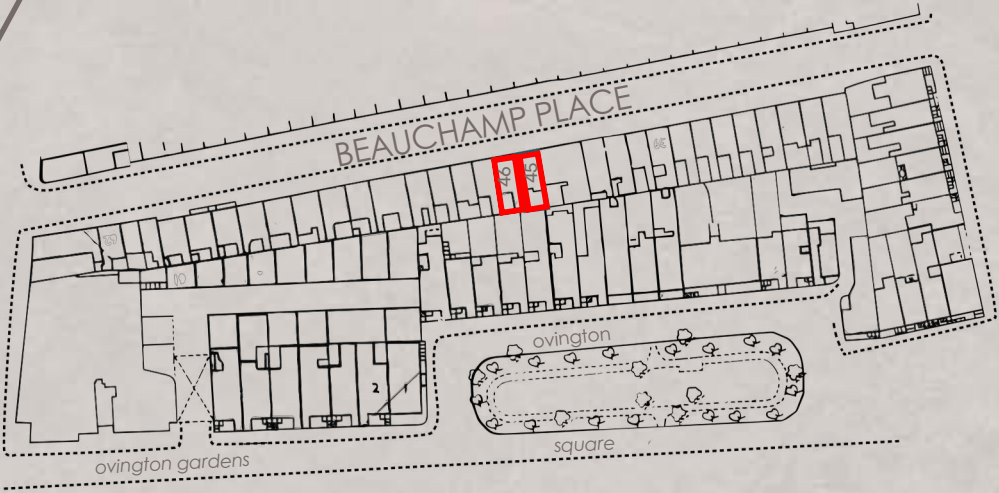
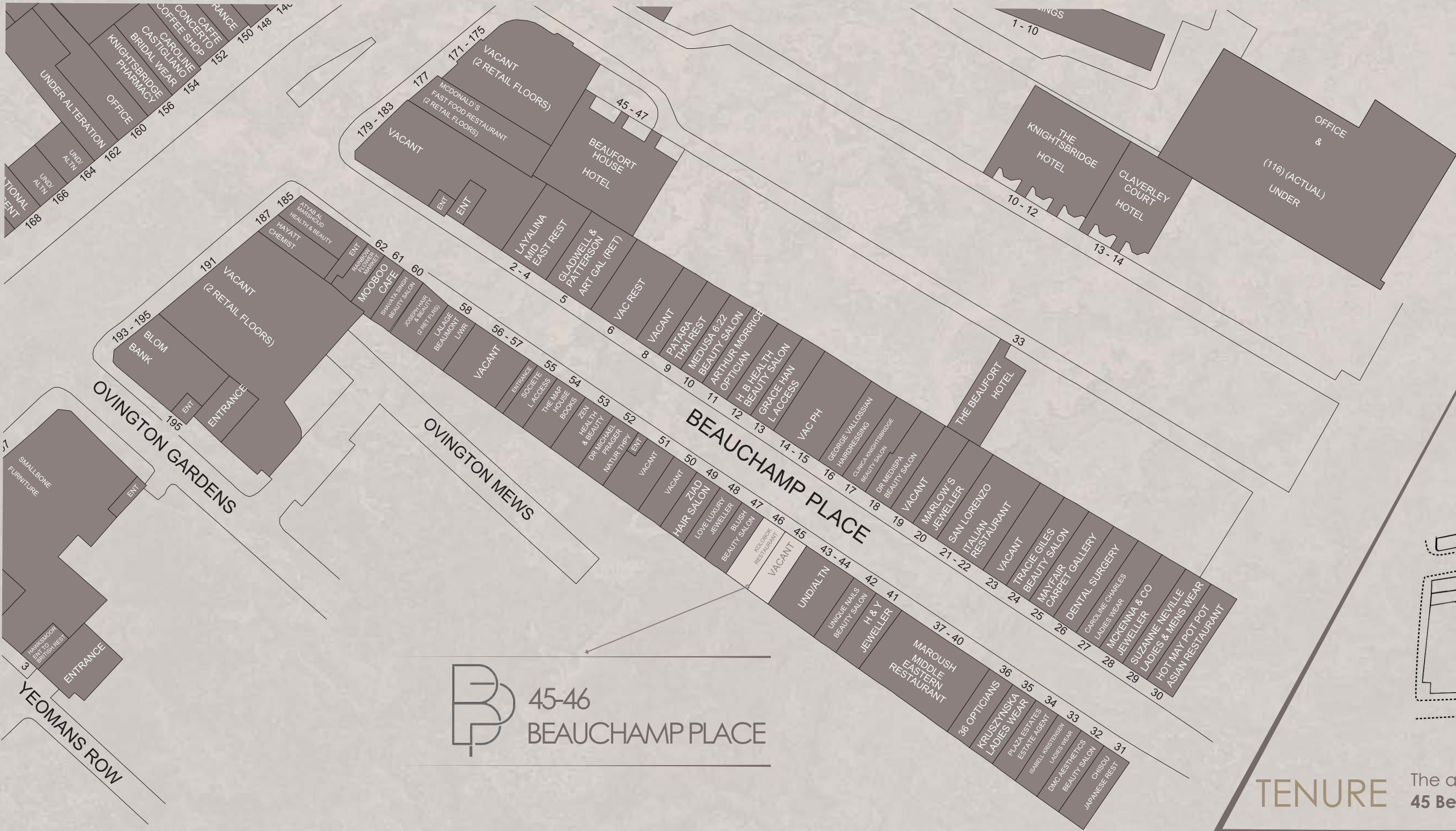
|                       |            |            |
|-----------------------|------------|------------|
| Knightsbridge         | 10 minutes | 3 minutes  |
| Green Park            | 30 minutes | 4 minutes  |
| South Kensington      | 14 minutes | 7 minutes  |
| Victoria              | 9 minutes  | 6 minutes  |
| Charing Cross         | 18 minutes | 7 minutes  |
| Bond Street           | 14 minutes | 15 minutes |
| Great Portland Street | 19 minutes | 12 minutes |
| Farringdon            | 28 minutes | 30 minutes |
| Sloane Square         | 15 minutes | 5 minutes  |

Travel times based on Google Maps.



# SITUATION

The asset is situated on the southern side of Beauchamp Place, half way between Brompton Road and Walton Street. Beauchamp Place is a mixture of local restaurants, coffee houses, wellness clinics, and galleries. Harrods is a 7 minute walk to the north, Hyde Park is a 10 minute walk to the north, Victoria train station is a 20 minute walk to the east, Sloane Square can be found a 15 minute walk to the south-east which follows onto the Kings Road, South Kensington and all associated museums can be found a 15 minute walk to the west.



**TENURE** The asset is held on two freehold titles:  
**45 Beauchamp Place BGL5325 | 46 Beauchamp Place BGL28699**



# PROPERTY DESCRIPTION

Beauchamp Place offers the opportunity to acquire an unbroken mixed-use freehold period-terraced building in the heart of central Knightsbridge.

The retail unit at No.46, which extends across ground and basement levels, is currently let as a restaurant and has recently undergone an internal refurbishment to the front and back of house and an exterior creation of a outdoor terrace. The retail unit at No.45 has also recently been refurbished at ground floor level and the unit is currently vacant.

The upper floors comprise two residential units arranged as split level maisonettes over the first, second and third floors. Retaining some period features, both the residential units have been recently refurbished to a very high specification and are arranged as two bed, two baths with open-plan kitchen and living areas. Both residential apartments are currently let on ASTs.

The total floor area of both buildings is 4,211 sq ft GIA.



EXTERNAL



EXTERNAL RESTAURANT TERRACE



46 BEAUCHAMP PLACE RESIDENTIAL



46 BEAUCHAMP PLACE GROUND FLOOR



46 BEAUCHAMP PLACE GROUND FLOOR





46 BEAUCHAMP PLACE FIRST FLOOR RESIDENTIAL



45 BEAUCHAMP PLACE GROUND FLOOR



46 BEAUCHAMP PLACE RESIDENTIAL

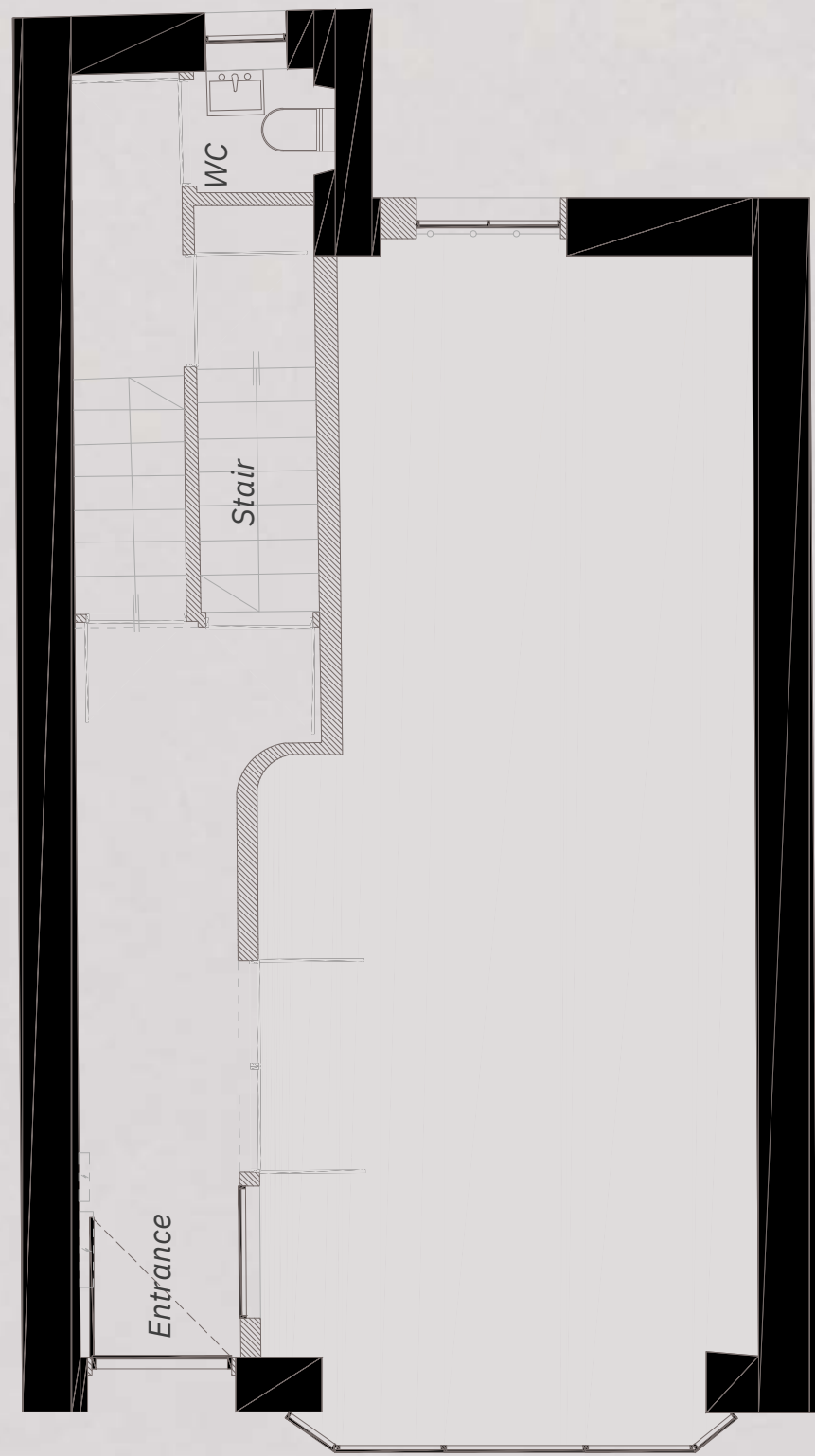


46 BEAUCHAMP PLACE FIRST FLOOR RESIDENTIAL

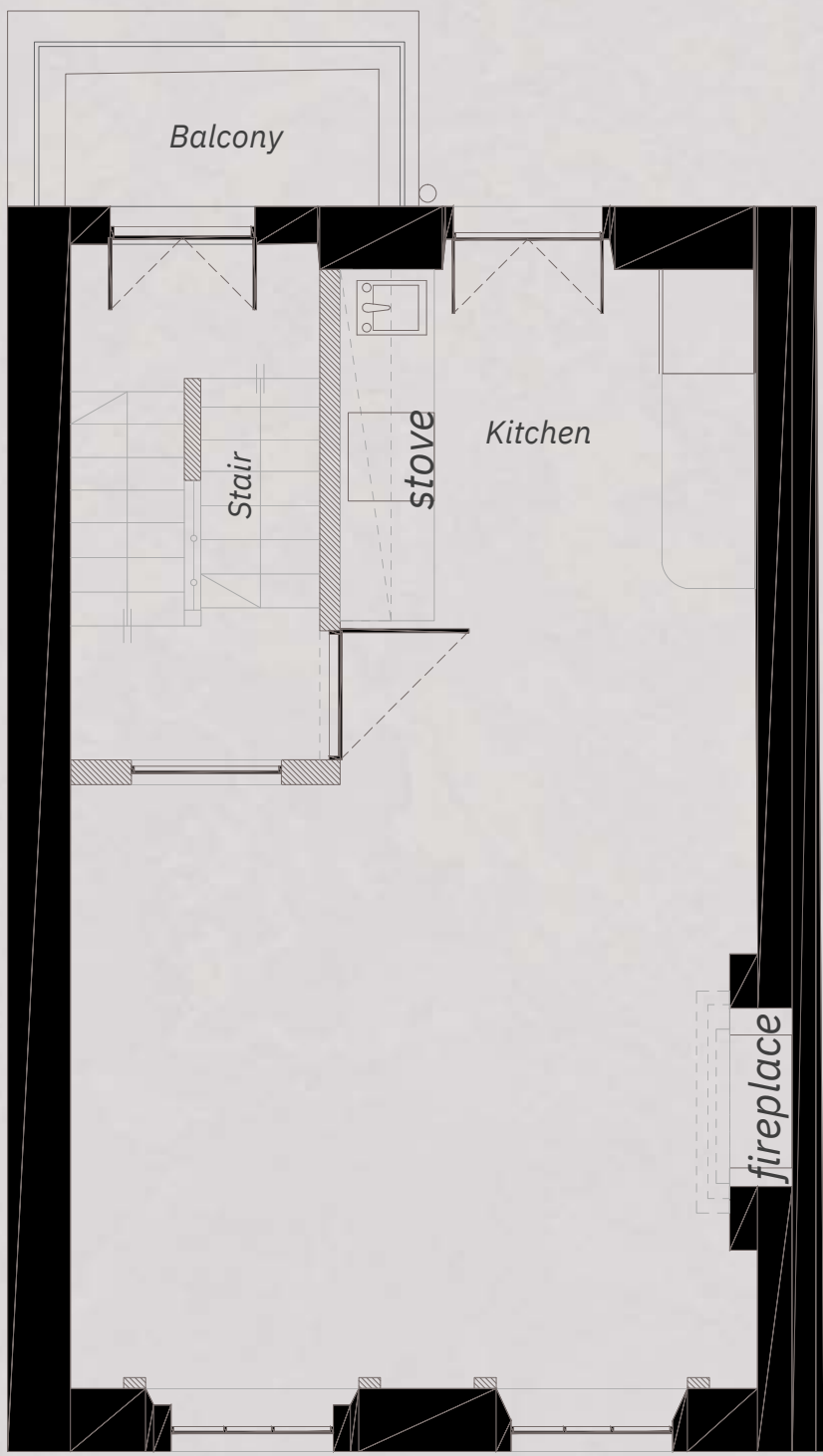


FLOOR PLANS

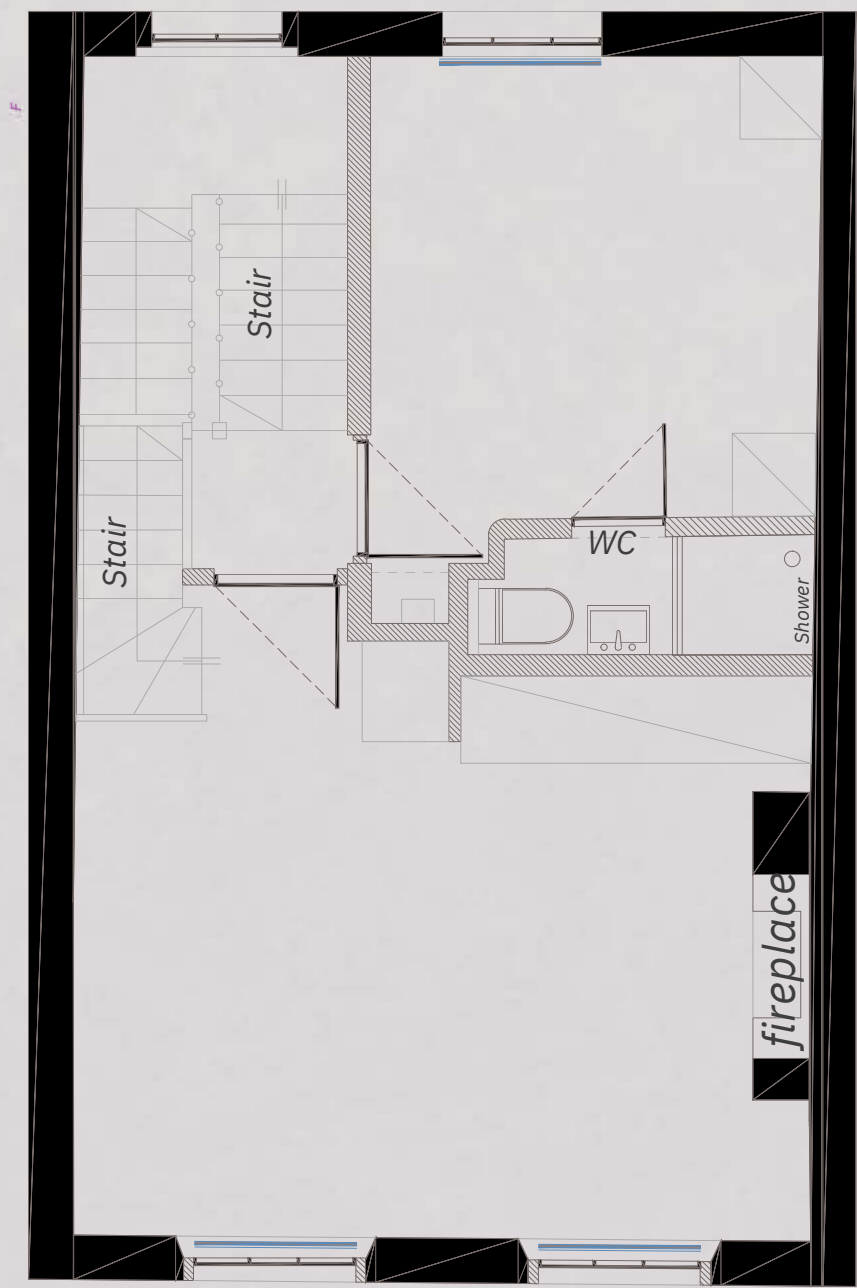
Note:  
Floor plans are for indicative purposes only. Not to scale. Scaled plans available on request.



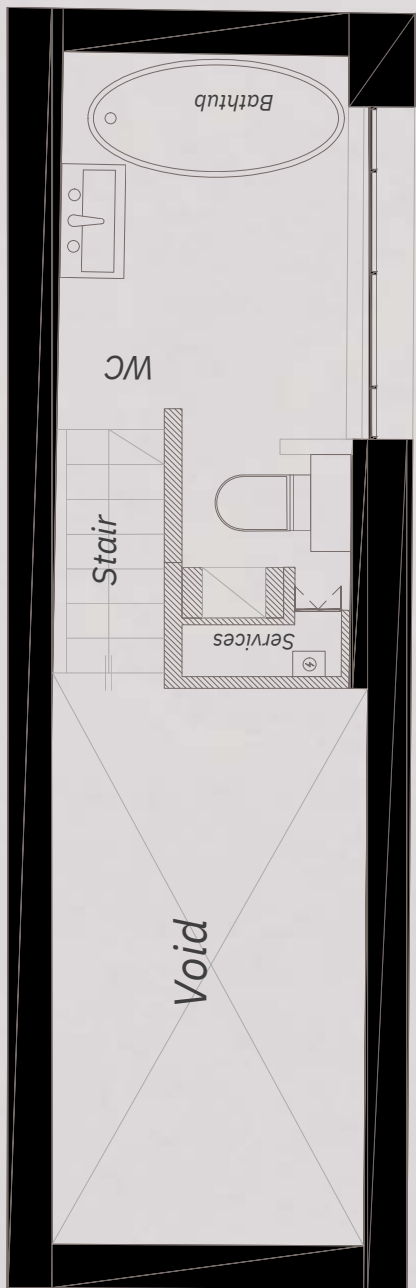
45 GROUND FLOOR  
COMMERCIAL



45 FIRST FLOOR  
RESIDENTIAL



45 SECOND FLOOR  
RESIDENTIAL

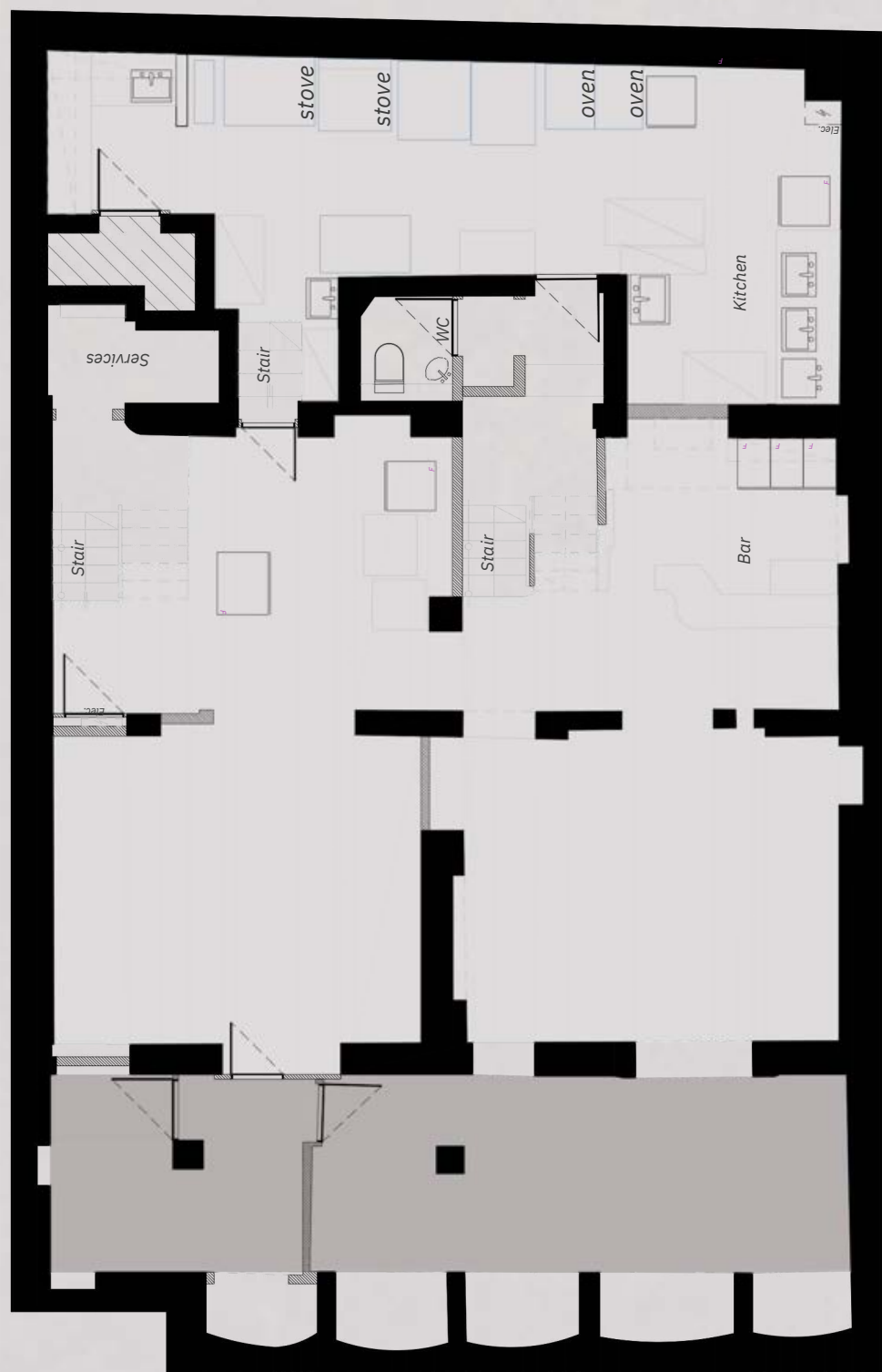


45 THIRD FLOOR  
RESIDENTIAL

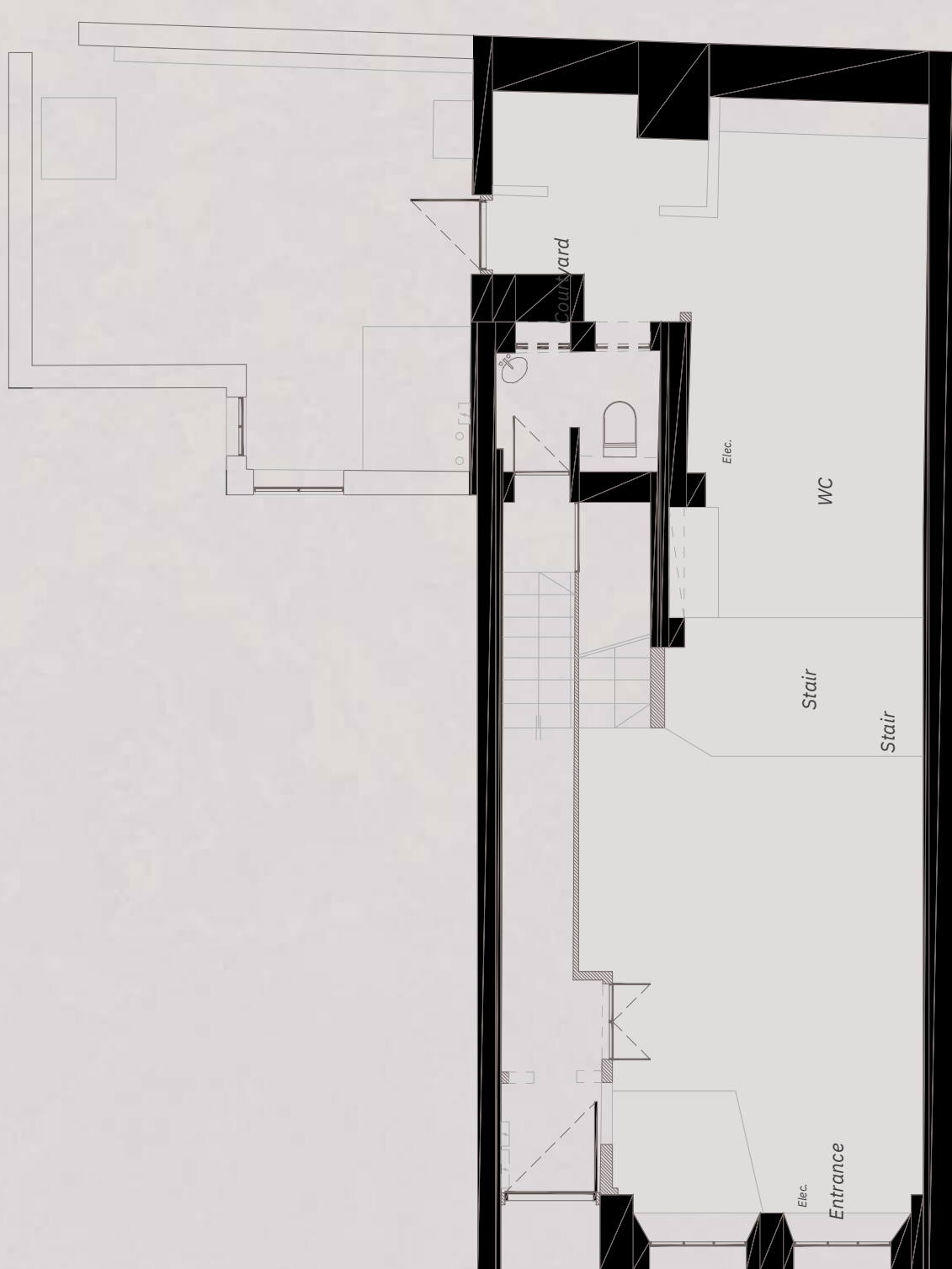


FLOOR PLANS

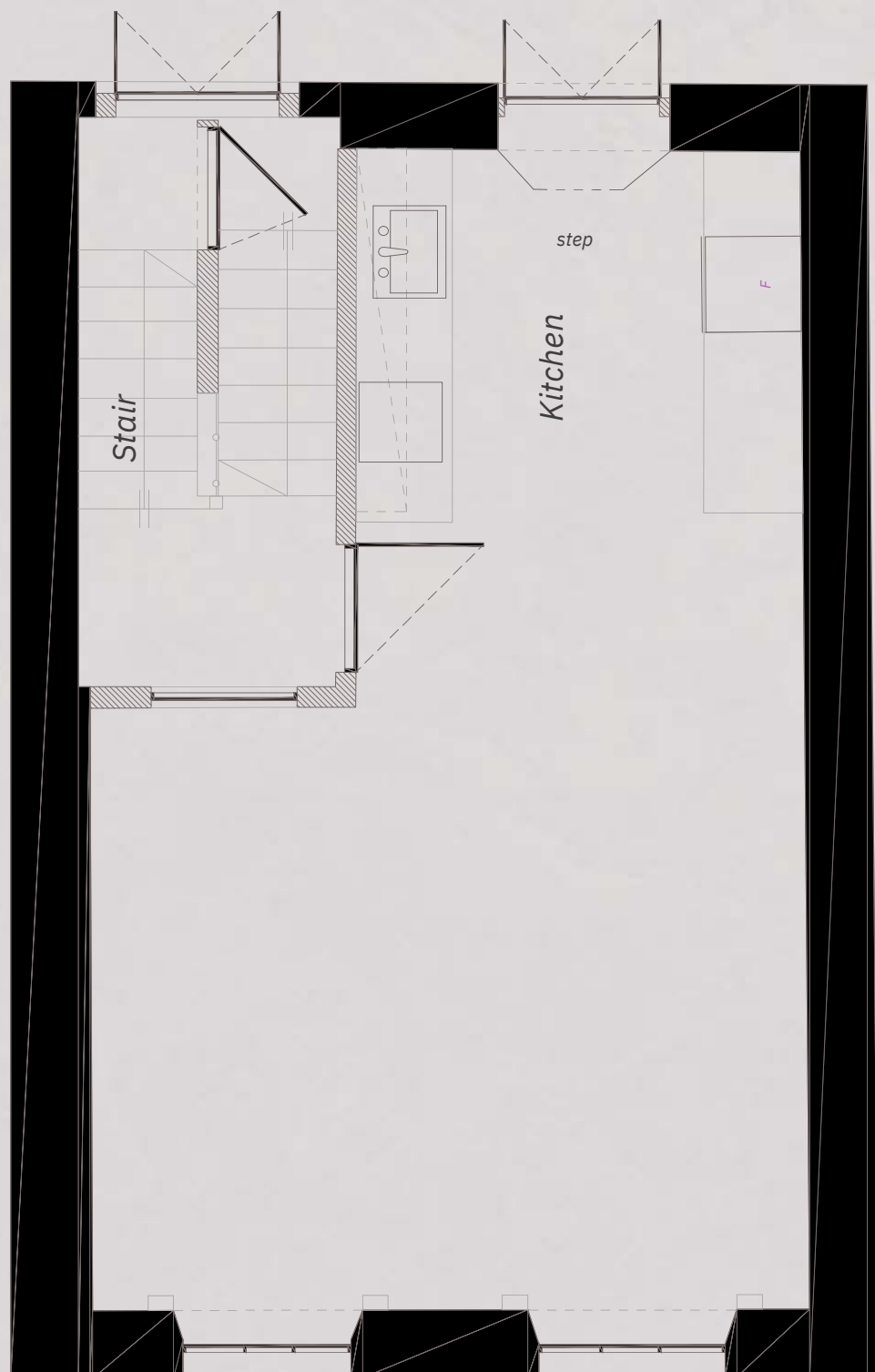
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46 LOWER GROUND  
COMMERCIAL



46 GROUND FLOOR  
COMMERCIAL

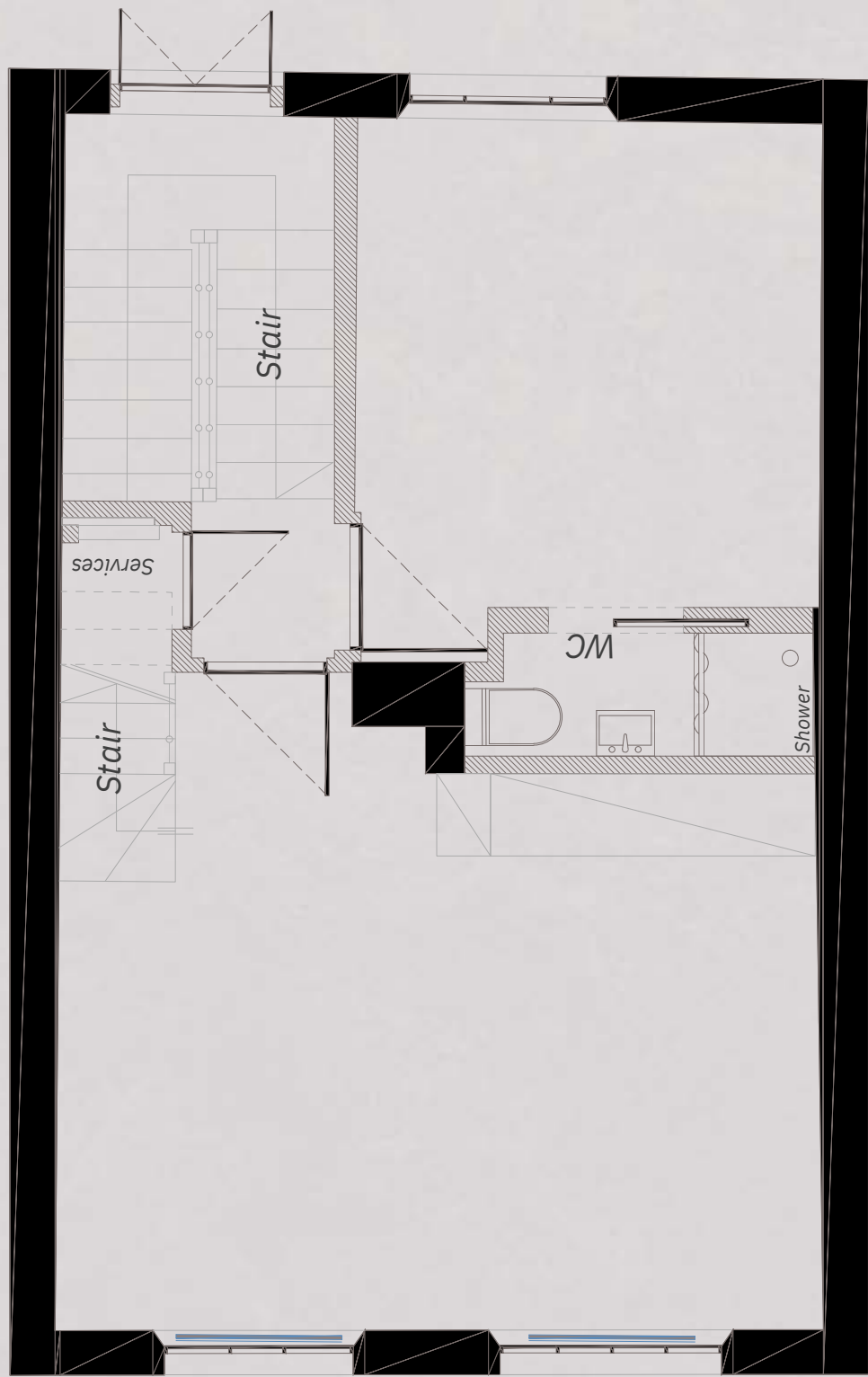


46 FIRST FLOOR  
RESIDENTIAL

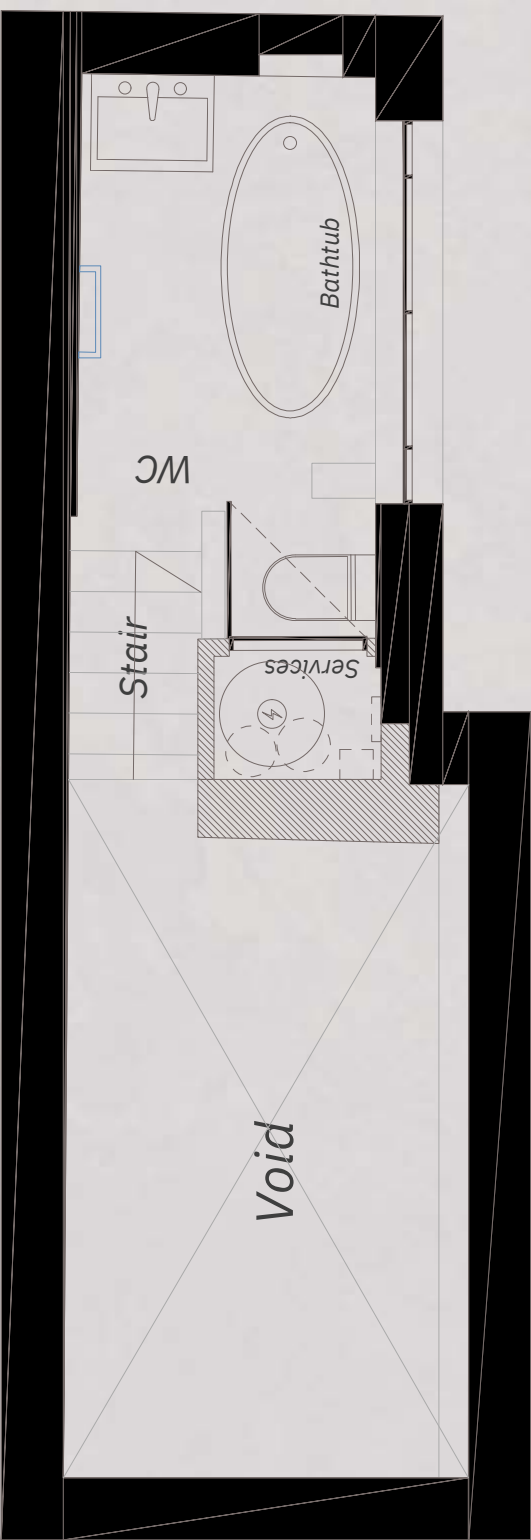


FLOOR PLANS

Note:  
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46 SECOND FLOOR  
RESIDENTIAL



46 THIRD FLOOR  
RESIDENTIAL





SCHEDULE OF AREAS

| 45 BEAUCHAMP PLACE |       |       | 46 BEAUCHAMP PLACE |       |       |
|--------------------|-------|-------|--------------------|-------|-------|
| COMMERCIAL NIA     | SQ.M  | SQ.FT | NIA                | SQ.M  | SQ.FT |
| Ground Level       | 24.7  | 266   | Ground Floor       | 40.3  | 433   |
|                    |       |       | Lower Ground       | 92.9  | 999   |
| GIA                |       |       | Lower Ground Store | 23.1  | 249   |
| Third Floor        | 7.2   | 78    | TOTAL NIA          | 156.2 | 1,681 |
| Second Floor       | 34.9  | 376   |                    |       |       |
| First Floor        | 33.7  | 362   | GIA                |       |       |
| Ground Floor       | 37.8  | 407   | Third Floor        | 6.2   | 67    |
| Total GIA          | 113.6 | 1,223 | Second Floor       | 35.5  | 382   |
|                    |       |       | First Floor        | 33.3  | 358   |
|                    |       |       | Ground Floor       | 55.1  | 593   |
|                    |       |       | Lower Ground       | 147.6 | 1,588 |
|                    |       |       | TOTAL GIA          | 277.6 | 2,988 |
|                    | SQ.FT | SQ.M  |                    |       |       |
| 45 Beauchamp Place | 1,223 | 113.6 |                    |       |       |
| 46 Beauchamp Place | 2,988 | 277.6 |                    |       |       |
| Total GIA          | 4,211 | 391.2 |                    |       |       |



# TENANCY SCHEDULE

The property has total current passing rent of £247,200, per annum, this includes vendor top ups.  
The tenancy schedule for the property is as follows:

| UNIT  | TENANT                                | USE         | SQ.FT GIA | LEASE START DATE | LEASE EXPIRY (LEASE BREAK DATE) | RENT PA (£) | RENT REVIEW | COMMENTS  |
|---|---------------------------------------|-------------|-----------|------------------|---------------------------------|-------------|-------------|---|
| Ground Floor & Basement<br>45 Beauchamp Place     | Vacant                                | Retail      | 407       |                  |                                 | £38,000     |             | The vendor will be providing twelve months rent and rates top up.   |
| First, Second & Third Floor<br>45 Beauchamp Place | AST                                   | Residential | 816       | 29/04/2023       | 28/04/2026                      | £65,000     | N/A         |   |
| Ground Floor & Basement<br>46 Beauchamp Place     | Kolobok Ltd<br>t/a Borscht N<br>Tears | Retail      | 2,181     | 05/2023          | 05/2043<br>(05/2033)            | £80,000     | 05/2028     | Stepped rent of £30,000 pa for the first year then reverts to £80,000 pa. The vendor will be topping up to the contracted rent of £80,000 pa for the remainder of the shortfall period. |
| First, Second & Third Floor<br>45 Beauchamp Place | AST                                   | Residential | 807       | 24/06/2023       | 24/06/2024                      | £64,200     | N/A         | Rent paid quarterly in advance.   |
| ALL INCLUSIVE RENT PAX                            |                                       |             | 4,211     |                  |                                 | £247,200    |             |   |

A measured survey has been undertaken to determine the floor areas.



## VAT

The property has been elected for VAT purposes. It is anticipated that the investment sale will be treated as a Transfer Of a Going Concern (TOGC).

## EPC

The Asset has the following Energy Performance Certificates:

| ADDRESS            | USE         | EPC    |
|--------------------|-------------|--------|
| 45 Beauchamp Place | Retail      | B (49) |
| 45 Beauchamp Place | Residential | TBC    |
| 46 Beauchamp Place | Retail      | C (56) |
| 46 Beauchamp Place | Residential | D (60) |

Copies of the Energy Performance Certificates are available on request.

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time.



# PROPOSAL

We are instructed to seek offers of £4,100,000, subject to contract and exclusive of VAT for the benefit of our clients two freehold interests. A purchase at this level would reflect a very attractive 6.03% GIY.

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