

170 BROMPTON ROAD KNIGHTSBRIDGE SW3

Landmark Mixed Use Building located on this globally-renowned parade – 3,498 sq ft (324.96 sq m)



FOR SALE
£3,750,000 FREEHOLD
Attractive capital value at £1,072 p/sq/ft

Winkworth

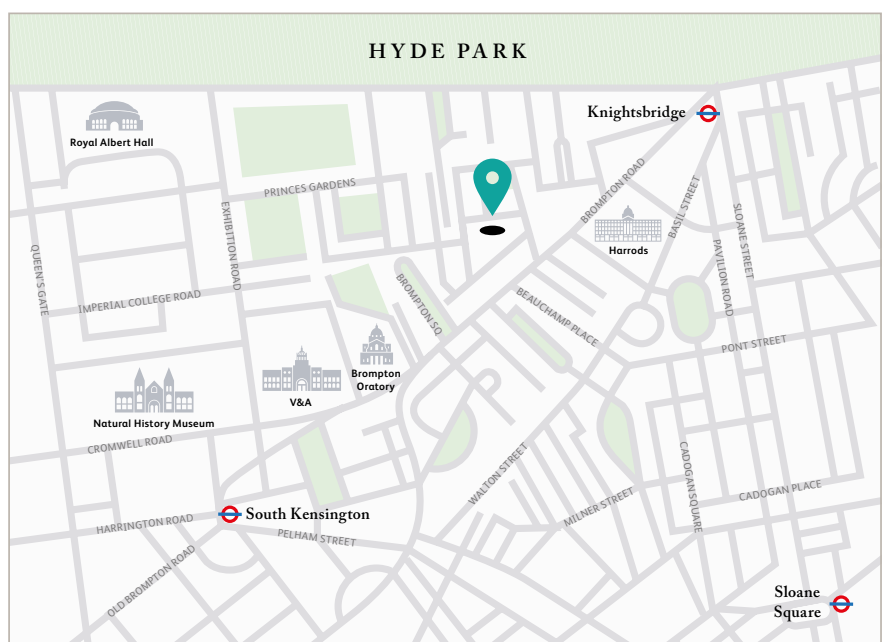
Development & Commercial Investment

KNIGHTSBRIDGE IS LONDON'S REVERED RESIDENTIAL AND RETAIL DISTRICT



LOCATION

The building is supremely located in the heart of London's most premier residential and commercial district. Transport links are plentiful between Knightsbridge and South Kensington with Hyde Park located close by in addition to a number of prestigious and successful global hotel chains, benefiting from the fast access to Heathrow Airport.





SITUATION

This landmark character building is located in the heart of Knightsbridge, conveniently positioned on the westerly side of Brompton Road between the junctions of Montpelier Place and Cheval Place. Occupying an elevated mid-terrace position, the property is believed to date from c.1880, enjoying excellent visibility and passing footfall by virtue of the close proximity of a number of key global retail brands. Some of those operating close by include Harrods, Diesel, All Saints, Burberry, Zara, Watches of Switzerland, Bonhams, The Kooples and Russell & Bromley, setting this particular corner of Prime Central London apart as one of the most highly sought-after and most frequently visited parades across the Capital. Key residential developments such as One Hyde Park are located close to the site and the immediate proximity of open green spaces, the Serpentine lake and Imperial College London all serve to re-affirm the strength of this location.



OCCUPATIONAL LEASES

COMMERCIAL:-

Ground & Basement – For a term of 10 years from 20th July 2016 to William Hill Organisation Limited at an annual rent of £63,000 per annum. The break clause of July 2022 has not been exercised and the lease cannot therefore be broken until 19th July 2026.



First Floor – For a term of 10 years from 15th April 2018 to W. Coleman & Co. Limited, inside the Landlord & Tenant Act 1954 at an annual rent of £33,500. There is no break clause until the end of the lease.



RESIDENTIAL:-

Let to a private tenant for £2,340 pcm (£28,080 per annum) on an Assured Shorthold Tenancy Agreement with an expiry date of 10th April 2023 and a 2-month mutual break clause from 11th October 2022.

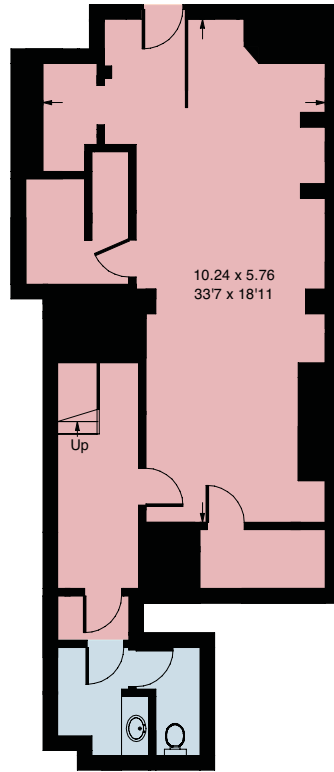


Copies of these leases are available upon request.

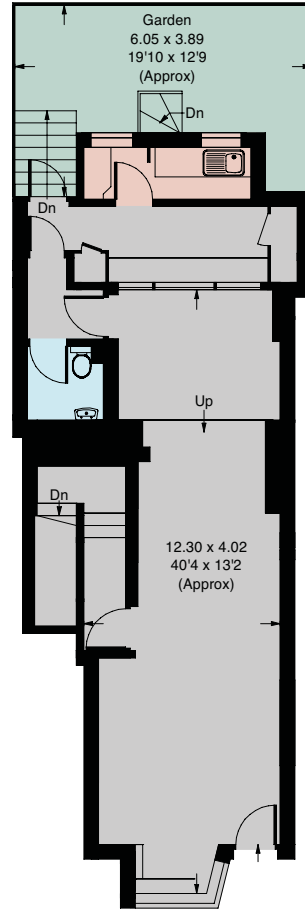


Brompton Road, SW3

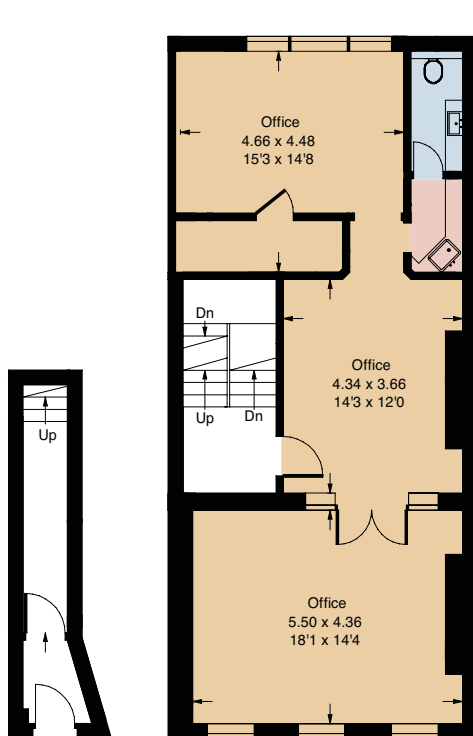
Approx. Gross Internal Area
 Residential = 103.96 sq m / 1119 sq ft
 Commercial = 221 sq m / 2379 sq ft
 Total = 324.96 sq m / 3498 sq ft



Lower Ground Floor

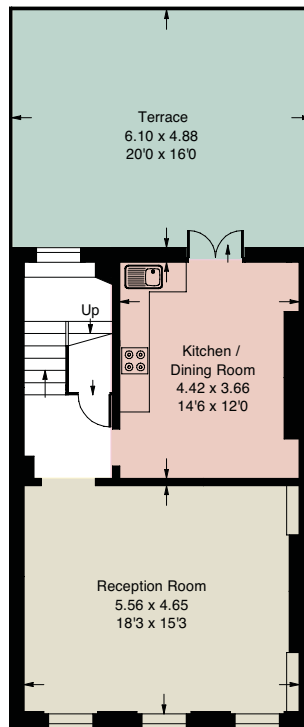


Ground Floor

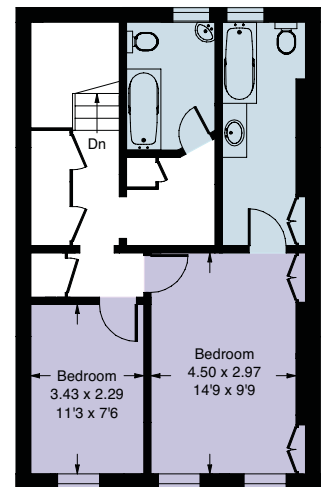


Ground Floor

First Floor



Second Floor



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

PLANNING

The permitted use to the Ground, Basement and First Floors from 1st September 2020 is Use Class E meaning that a range of varied commercial activities may take place at the property, subject to approval from the Royal Borough of Kensington & Chelsea.

The building is not listed and we understand that the property may be able to accommodate a further floor although no investigations have been made. We recommend that any interested parties complete their own due diligence in this regard.

ACCOMMODATION

The property provides the following approximate Gross Internal Areas:

Floor	sq m	sq ft
Basement	72.5	780
Ground Floor	70.7	761
First Floor	77.8	838
Second & Third Floor	104	1,118
Total	324.96	3,498

TENURE

Freehold.

TERMS

The property is being offered for sale subject to the three current occupational leases.

EPC

The property has an Energy Performance Asset Rating of D85 for the 1st Floor Commercial and E45 for the Residential duplex. Copies of these EPC certificates are available upon request.

VAT

The property is not elected for VAT.

RATEABLE VALUE

The rateable value has been set as follows:-

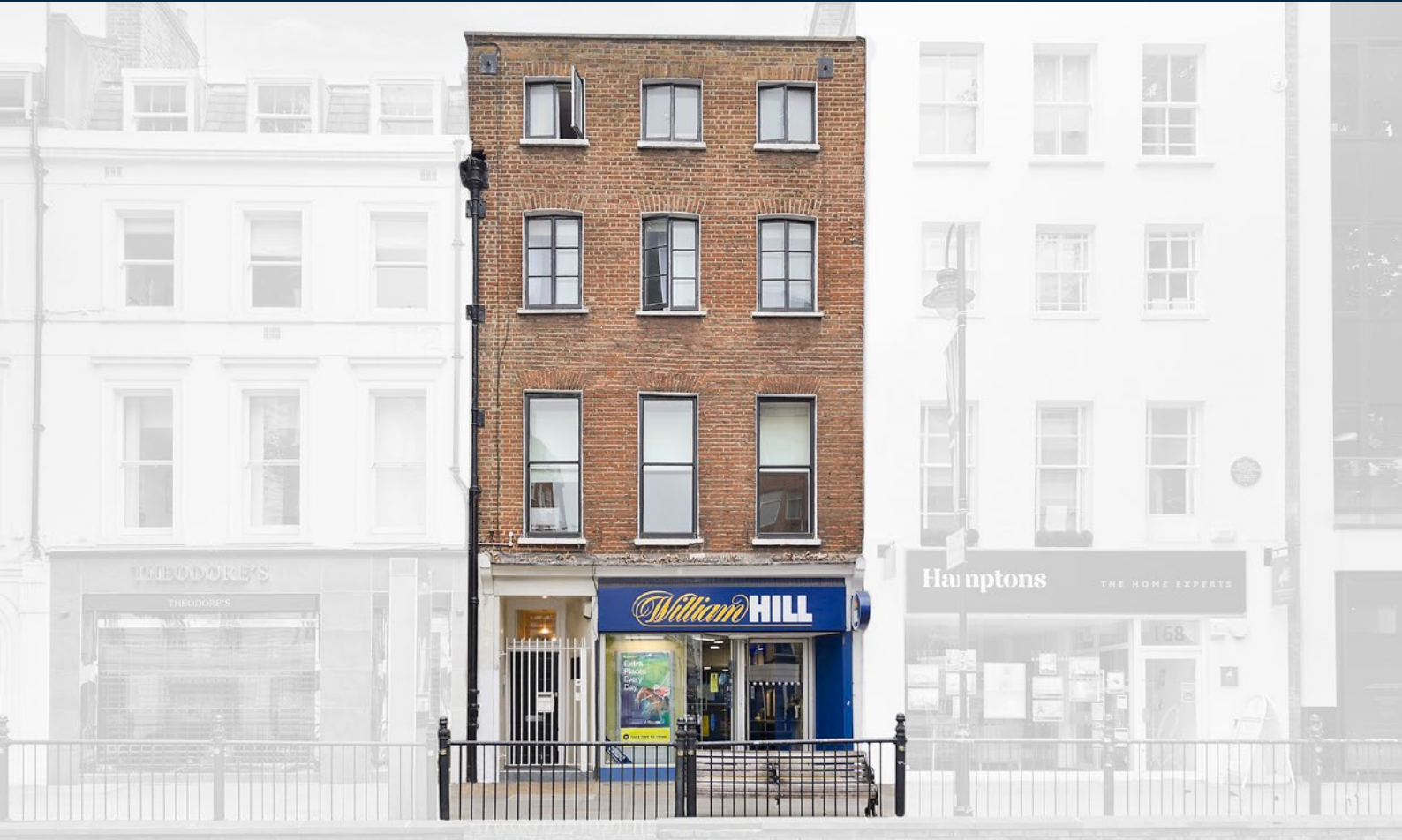
- Ground & Basement Retail: £67,000 per annum
- First Floor Offices: £31,500 per annum

RATES PAYABLE

We strongly recommend that you verify the rates within the Royal Borough of Kensington & Chelsea's Business Rates department on 020 7361 2828.







FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents.



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PROPOSAL

A 'Guide Price' of £3,750,000, subject to contract, for the Freehold interest.

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