

EBI



Parkside, Knightsbridge, SW1X 7JW

Price:

£ 17,500,000

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OVERVIEW

A rare opportunity to acquire a fully income-producing retail parade of ten units with an exceptional 65m prime frontage on Knightsbridge, adjacent to the Mandarin Oriental and directly opposite Harvey Nichols, with Hyde Park just to the north. The private residential upper parts are excluded.

The property extends over ground and lower ground floors, totalling approximately 20,287 sq. ft. (NIA). The parade is home to a mix of premium retail, wellness/clinic, café, and pharmacy tenants, including Prince Pharmacy, The Knot Café, Fine Cashmere, Cadaro, and Yaprak, generating consistent footfall throughout the day. The parade is fully let, producing a passing rent of £914,250 per annum, with a WAULT of approximately 7.87 years to break and 8.82 years to expiry.

KEY FEATURES

- Prime Knightsbridge position opposite Hyde Park, moments from Harrods and Harvey Nichols.
- Unbroken parade of 10 Class E units arranged over ground and lower ground floors.
- c.65m (214 ft) continuous frontage to Knightsbridge.
- c.20,287 sq ft NIA across the parade.
- 100% let to a diverse mix of retail, wellness and hospitality occupiers; passing rent 3914,250 p.a.; WAULT c.7.87 yrs (break) / 8.82 yrs (expiry).
- Virtual Freehold: 999 years from 29/09/1998 with c.972 years unexpired, peppercorn ground rent.
- Not elected for VAT; property not listed; within the Knightsbridge Conservation Area.
- 317,500,000 for IoM SPV, c.5.13% NIY, c.3863 psf (assuming purchaser 2019s costs of 1.80%).

FLOOR PLANS

NOT TO SCALE. INDICATIVE ONLY.

Typical Ground Floors ↓



Typical Lower Ground Floors ↓



