



Parkside, Knightsbridge, SW1X 7JW

Price:
£ 17,500,000

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OVERVIEW

A rare opportunity to acquire an intact, income-producing retail parade of ten units with outstanding 65m prime frontage on Knightsbridge, adjacent to the Mandarin Oriental and diagonally opposite Harvey Nichols, with Hyde Park immediately to the north. The private residential upper parts are not included.

The property is arranged over ground and lower ground floors and totals approximately 20,287 sq ft (NIA). Tenants include a mix of premium retail, wellness/clinics, cafés and pharmacy brands (e.g., Prince Pharmacy, The Knot Café, Fine Cashmere, Cadaro, Yaprak), underpinning day-long footfall and resilience. The parade is fully let, producing a passing rent of £914,250 p.a., with a WAULT of c. 7.87 years to break and 8.82 years to expiry.

KEY FEATURES

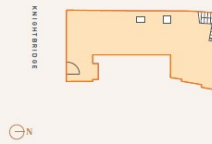
- Prime Knightsbridge position opposite Hyde Park, moments from Harrods and Harvey Nichols.
- Unbroken parade of 10 Class E units arranged over ground and lower ground floors.
- c.65m (214 ft) continuous frontage to Knightsbridge.
- c.20,287 sq ft NIA across the parade.
- 100% let to a diverse mix of retail, wellness and hospitality occupiers; passing rent £914,250 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.
- £17,500,000 for IoM SPV, c.5.13% NIY, c.£863 psf (assuming purchaser's costs of 1.80%).

FLOOR PLANS

NOT TO SCALE. INDICATIVE ONLY.

Typical Ground Floors ↓

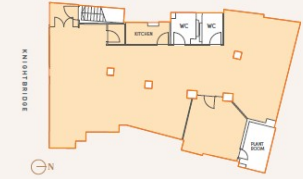
34 - Ground Floor



40 - Ground Floor

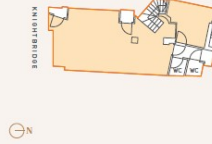


44-46 - Ground Floor



Typical Lower Ground Floors ↓

36 - Lower Ground Floor

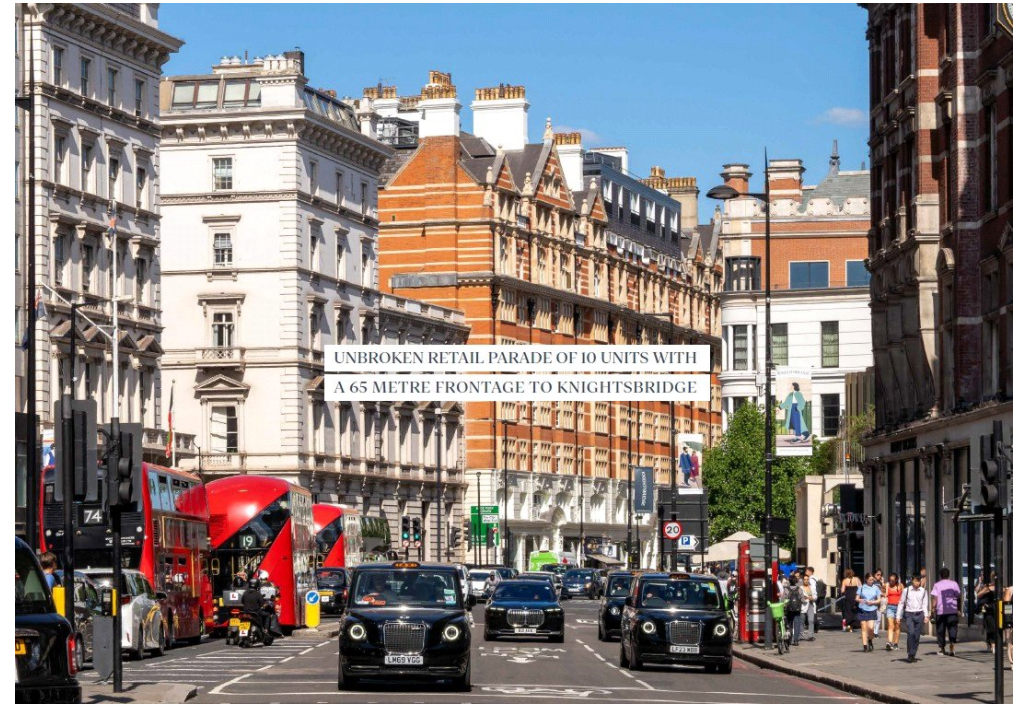


48 - Lower Ground Floor



50 - Lower Ground Floor





KNIGHTSBRIDGE IS A LEADING RETAIL DESTINATION,
BENEFITTING FROM ONE OF THE MOST AFFLUENT
RESIDENTIAL CATCHMENTS IN THE UK AND
MOMENTS AWAY FROM THE WEST END

28-56
KNIGHTSBRIDGE

