

Parkside, Knightsbridge, SW1X 7JW

Asking Price £17,500,000

Full Description

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. Tenure: Virtual Freehold (999 years from 29/09/1998), c. 972 years unexpired, peppercorn ground rent. VAT: Not elected. Planning: Not listed; within the Knightsbridge Conservation Area. EPCs: Available on request.

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%).

Contact Us

**Ernest-Brooks International |
Estate Agents | Ernest Brooks
International**

Sierra Quebec Bravo, 77 Marsh
Wall, Canary Wharf
E14 9SH

T: +44 203 621 8881

E: info@ernest-brooks.com

Image not found or type unknown

