

SHOP TO LET – 61 BEAUCHAMP PLACE, LONDON SW3



LOCATION

The premises are situated on the south west side of Beauchamp Place in close proximity to Brompton Road. Nearby occupiers include Coccinelle and Shavata immediately adjacent with Lalage Beaumont and Caroline Charles close by.

Beauchamp Place is home to a variety of occupiers including hairdressers, beauticians, fashion brands, wedding shops, restaurants, cafes and other amenity uses.

ACCOMMODATION

The premises are arranged over the ground, lower ground and basement floors providing the following approximate net internal floor areas:

Ground Floor	177 sq ft	16.44 sq m
Lower ground	95 sq ft	8.83 sq m
Basement	241 sq ft	22.39 sq m
Total	513 sq ft	47.66 sq m

TENURE

The shop is available to let by way of a new lease for a term until 29th September 2027. The lease will be contracted outside of the security of tenure and compensation provisions of The Landlord & Tenant Act 1954 Part II (as amended).

RENT

Subject to contract rental offers are invited in the region of £57,500 per annum exclusive of rates, service charge, insurance, VAT and all other outgoings.

SERVICE CHARGE / INSURANCE

Information available on request.

BUSINESS RATES

We are verbally advised by the local authority that the premises have been assessed for rating purposes as follows:

Rateable Value (2017)	£37,250
Uniform Business Rate (2018/2019)	49.3p
Rates Payable (2018/19)	£18,364.25

Interested parties are advised to verify the above with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-98.

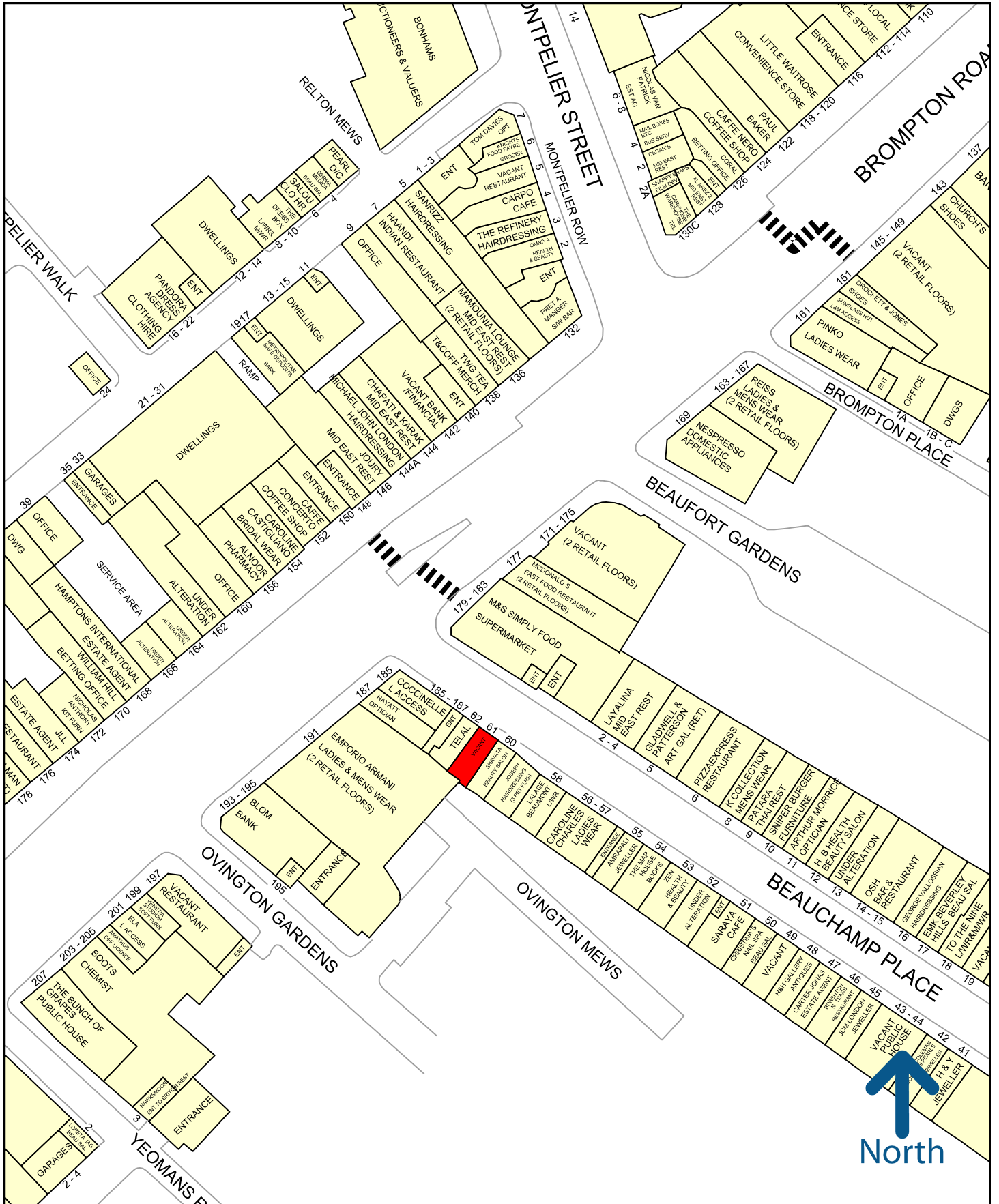
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this letting.

For further information or to arrange a viewing please contact Hanover Green Retail

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