



## LONDON SW3, KNIGHTSBRIDGE, 155b BROMPTON ROAD

Prime Class E – Immediately available close to Harrods

282 sq ft / 26.2 sq m

On behalf of Luxottica Retail UK Limited



# LONDON SW3, 155b BROMPTON ROAD, KNIGHTSBRIDGE



STEPHEN  
**KANE & COMPANY**  
DELIVERING EXCELLENCE SINCE 1992

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## LOCATION

The property occupies a prominent high footfall position in the heart of Knightsbridge conveniently located close to Harrods between Hans Road and Beauchamp Place and opposite the junction with Montpelier Street.

Nearby operators including Crockett & Jones, Church's, Café Erol, Knoops, Hafiz Mustafa, Reiss and Boots.

The unit benefits from strong transport links with Knightsbridge and South Kensington underground stations being close by.

## TENURE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years expiring 31 January 2027 being inside the Landlord and Tenant Act 1954 Part II.

## RENT

£77,000 pax.

## PREMIUM

Offers Invited.

## ACCOMMODATION

The property, arranged over ground floor is a lock up shop with the following approximate floor areas:

Net Frontage	11 ft 11 ins	3.63m
Shop Depth	24 ft 11 ins	7.59m
Ground Floor	282 sq ft	26.2 sq m

## RATES (2025/26)

Rateable Value:	£50,000
Rates payable (UBR multiplier: £0.499):	£24,950

An occupier may be entitled to a 40% reduction in the business rates payable subject to a maximum benefit of £110,000 for the 12 months commencing 1st April 2025. All interested parties should verify the business rates payable with the relevant local authority.

## USE

The premises benefit from Class E planning consent.

## EPC

Available upon request.

## LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

## VAT

VAT will be charged at the appropriate rate, if applicable.

## VIEWING

By appointment with sole agents Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk).

## CONTACT

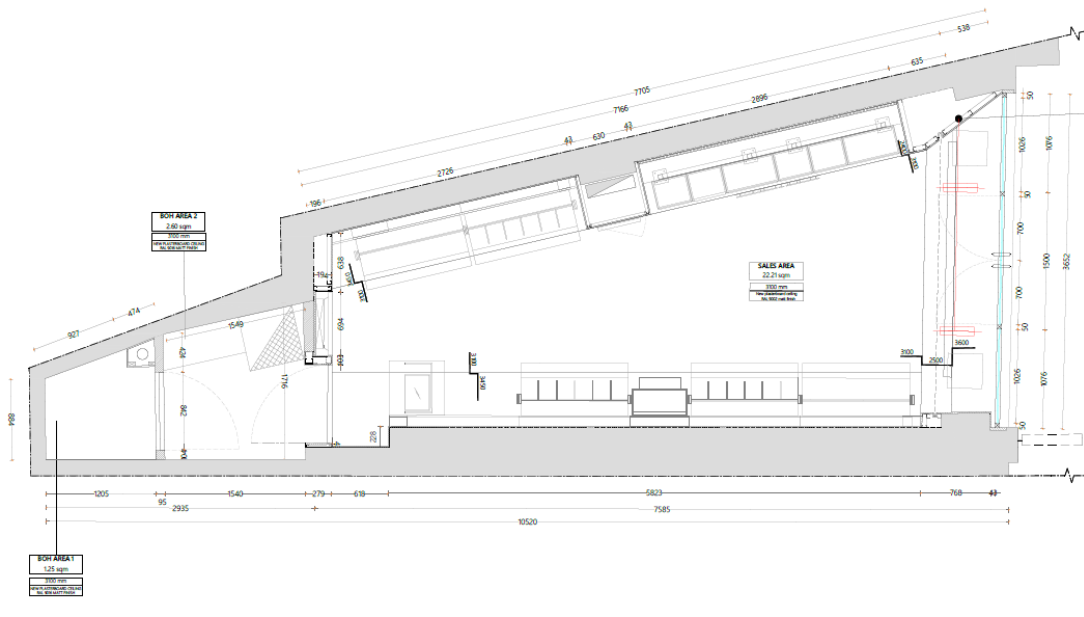
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Joel Fraser	<a href="mailto:jf@stephenkane.co.uk">jf@stephenkane.co.uk</a>	07879 626 323

### AML

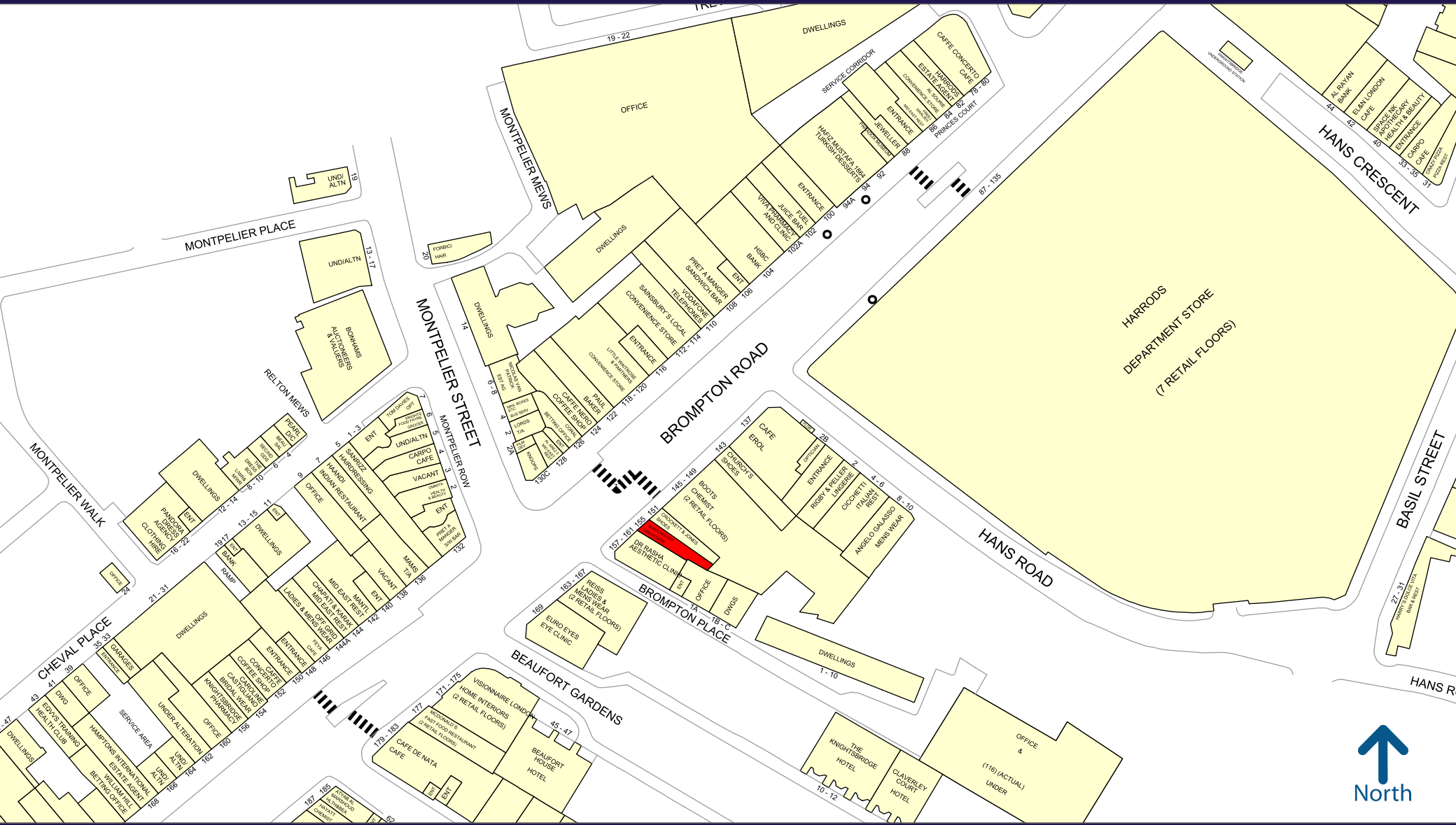
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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