



**ABERCORN BUSINESS SALES**  
SUCCESSFULLY SELLING YOUR BUSINESS



## **Arcobar Limited For sale**

Pavilion Road, Knightsbridge, SW1

**Asking Price: Offers Invited**

Reference: PR04-ABS | Business Memorandum

## Offered for Sale

**Ref Number:** LP01-ABS

**Asking Price:** Offers Invited

**Location:** Pavilion Road, Knightsbridge, SW1

**Premises:** Leasehold

## Business Profile

Abercorn Business Sales presents the confidential sale of high-end Leasehold Luxury Outlet Premises for the sale, with the Landlords' permission the premises can be used as a retail shop but not for the sale of hot food in Knightsbridge, London, SW1, a highly sought-after area of central London.

The premises are situated in the heart of affluent Knightsbridge, and its legendary shopping, is a truly desirable location.

**Postcode:** London SW1

**Energy Performance Certificate:** Available.

**Current Rent:** £33,500.00 per annum.

**Rates:** To be confirmed with the Local Authority.

**Rent Reviews:** 1st November 2026

**Lease:** Assignment of 9 years remaining

The Luxury outlet is situated in the Knightsbridge, London, SW1 postal code area.

The premises comprise of a ground-floor double-fronted lock-up shop in a highly desirable location that benefits from high footfall levels.

The premises would suit various uses, subject to the necessary consent.

Knightsbridge is an affluent and fashionable area of London, known for its shopping and luxury real estate, just north of Hyde Park. It is home to many upscale shops, restaurants, and residential properties.

The property is also within walking distance of several well-known landmarks, including Buckingham Palace and Harvey Nichols.

Grand Victorian townhouses and apartment buildings characterise the area. Knightsbridge is also home to several embassies, consulates, and the iconic department store Harrods.

**Total floor area:** 101 square metres.

**Premium:** Offers invited, including all fixtures and fittings

**Terms:** The permitted use is as a high-class and good-quality sandwich bar or as a high-class shop for

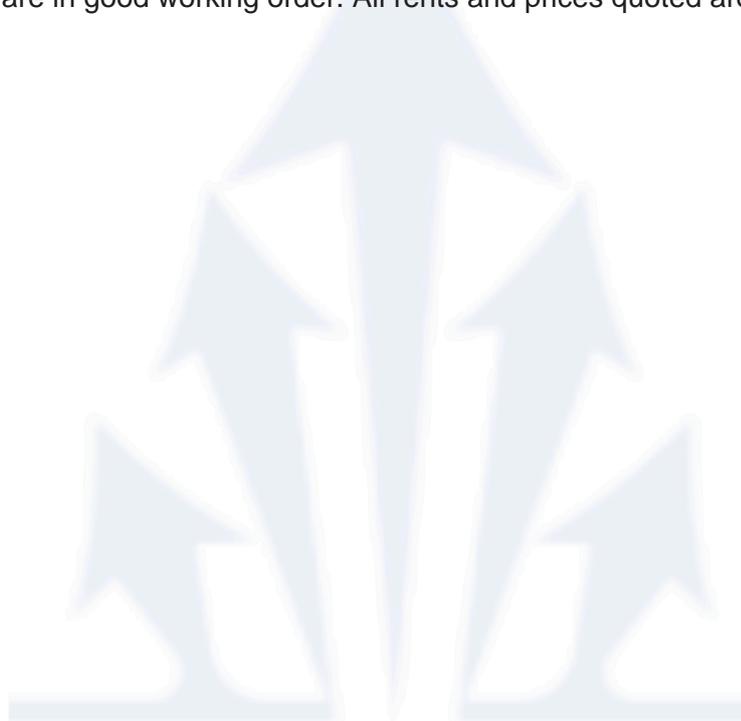
such retail use within paragraph (a) of Use Class A1 of the Town and Country Planning (Use Classes) order 1987 as the Landlord shall first approve in writing (such approval not to be unreasonably withheld or delayed)

Legal Fees: Incoming tenant liable for own, leaseholder's and freeholders' legal costs

To view this property, complete the attached confidentiality agreement, and a member of our commercial team will contact you.

**MISREPRESENTATION ACT-** The particulars contained in this draft document have been produced in good faith and are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract.

All liability, negligence or otherwise, arising from the use of these draft particulars is hereby excluded. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.





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## **Next Steps & Contact**

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