

Nº 1 MOTCOMB ST
BELGRAVIA LONDON SW1

Belgravia
MOTCOMB ST





A NEW ERA FOR THE MOST DISCERNING RETAIL AND DINING LOCATION IN BELGRAVIA AND KNIGHTSBRIDGE

Grosvenor are proud to be establishing a new, elegant vision for Motcomb Street and Lowndes Street, in the heart of London's most esteemed neighbourhoods of Belgravia and Knightsbridge.

We have a number of boutique retail and F&B opportunities that will create a distinct identity for this iconic neighbourhood.

THE VISION

Located just off Sloane Street, set amongst some of the world's best known retail and restaurant destinations, we intend to curate a vibrant oasis for luxury boutiques and F&B occupiers. These occupiers can benefit from the charming architecture, part pedestrianisation, excellent location and unique outside dining in Halkin Courtyard.



KEY STATS

@Belgravia_LDN instagram account **grew by 71%** in 2022 to **61,000 followers**

Belgravia in Bloom week **increased footfall by 20%** in 2022

Christmas Switch-On Event saw **daily sales increase by 44%** on average

Partner with **London Restaurant Festival, London Cocktail Week and London Design Festival**

THE NEIGHBOURHOOD

BEST IN CLASS FOOD AND BEVERAGE

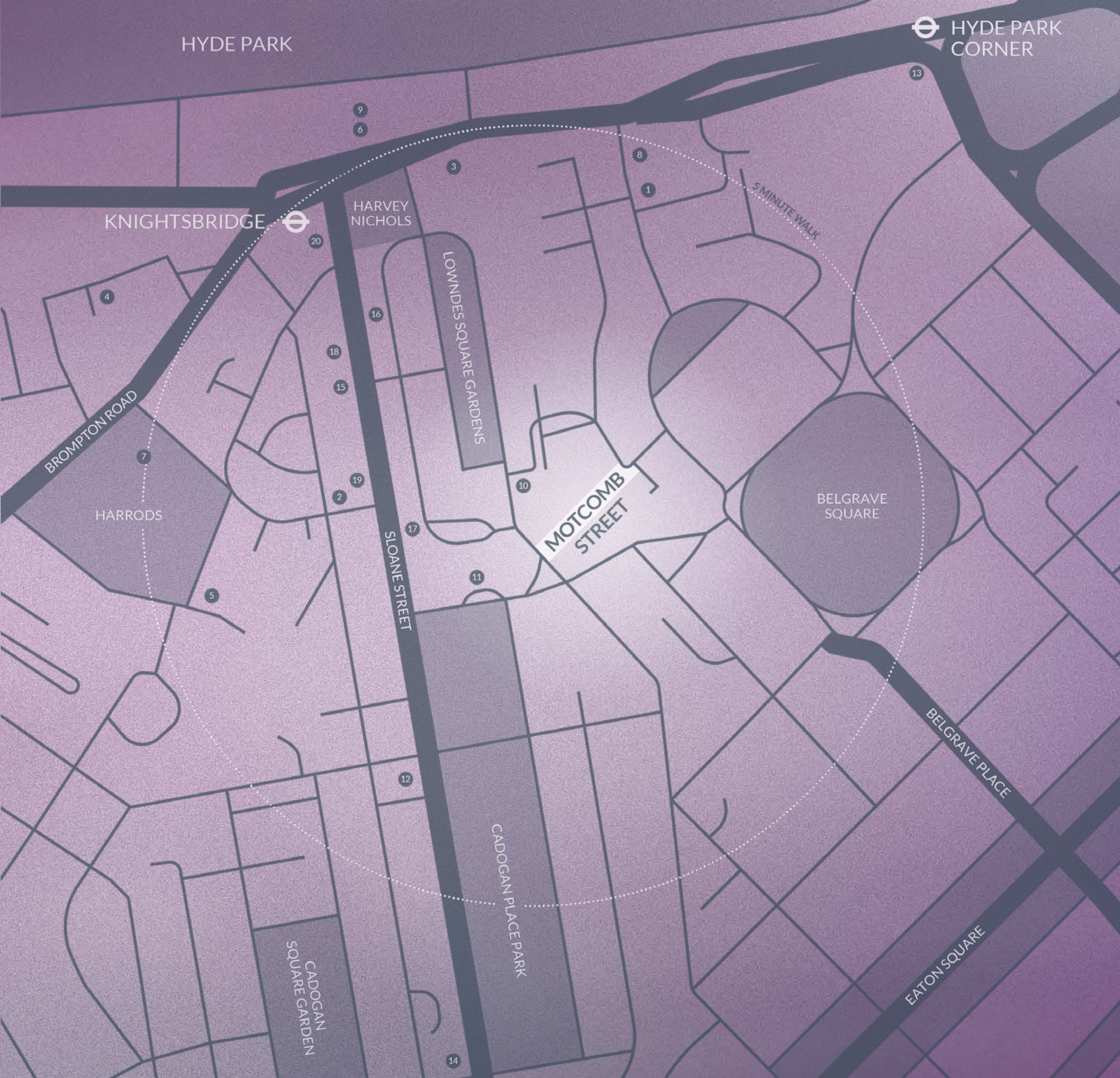
- 1 Marcus
- 2 Holy Carrot
- 3 Nusr-Et
- 4 Zuma
- 5 Harry's Dolce Vita
- 6 Dinner By Heston
- 7 Baccarat Bar

LONDON'S FINEST HOTELS

- 8 The Berkeley Hotel
- 9 The Mandarin Oriental
- 10 Jumeirah Lowndes
- 11 The Carlton Tower Jumeirah
- 12 The Cadogan, A Belmond Hotel
- 13 The Lanesborough Hotel
- 14 Beaverbrook Town House
- 15 Peninsula

LUXURY RETAIL

- 16 Gucci
- 17 Tom Ford
- 18 Chanel
- 19 Hogan
- 20 Dior
- 21 Burberry
- 22 Eres



INVESTMENT IN THE AREA

Grosvenor will be undertaking landscaping works in the Halkin courtyard which will offer the rare opportunity for all day dining in the heart of Belgravia and moments from Knightsbridge.



HALKIN COURTYARD



WHO ARE YOUR NEIGHBOURS?



CAFÉ KITSUNE
Ground floor, 19 Motcomb Street

London flagship for the renowned Japanese café concept store with alfresco seating on Motcomb Street.



PANTECHNICON
19 Motcomb Street

Over 5 floors of beautiful Nordic and Japanese inspired dining, showcasing a stunning roof terrace overlooking Motcomb Street.



HERSHESONS
8A W Halkin St

One of London's most cutting edge and modern luxury hair and beauty salons. Hershesons are leaders in their field.



PETRUS
1 Kinnerton St

Gordon Ramsay's acclaimed Michelin starred restaurant serving modern French cuisine attracts guests from around the world.



GALLERY 18
13 Motcomb Street

Luxury limited edition sneaker and streetwear brand with a cult following.

1 MOTCOMB ST: RETAIL PREMISES



The premises can be leased in its entirety, arranged over ground floor, lower ground floor and three upper floors. Alternatively, the premises can be leased as ground and lower ground floor only.

GROUND FLOOR

444 SQ FT

41.2 SQ M

LOWER GROUND FLOOR

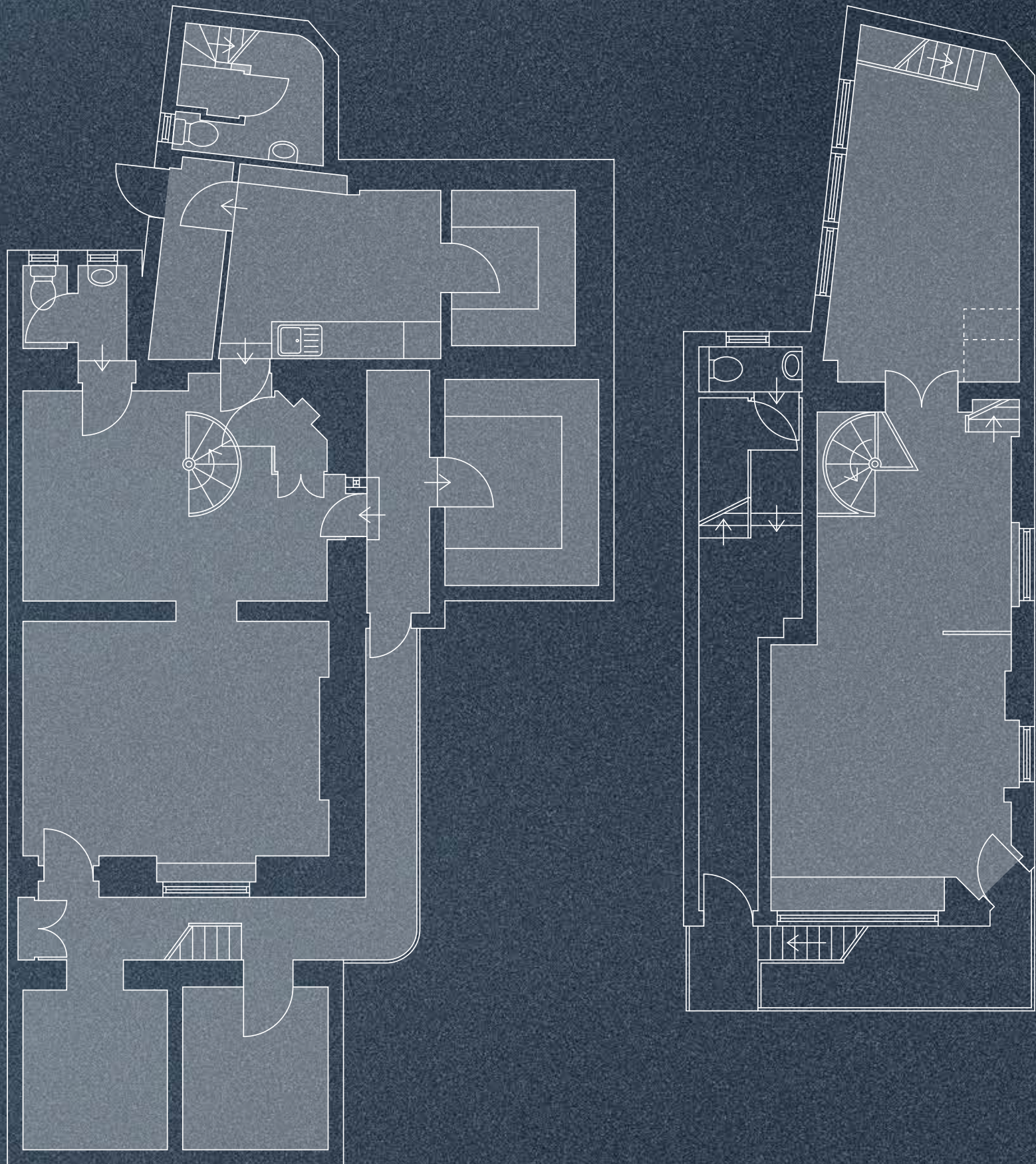
805 SQ FT

74.8 SQ M

TOTAL

1,249 SQ FT

116 SQ M



MOTCOMB STREET

TENURE

A new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Landlord & Tenant Act 1954 Part II (as amended). Subject to individual retailer requirements, a short term occupation may also be considered.

BUSINESS RATES PAYABLE

We are advised by the local authority that the premises has the following assessment:

UBR: 51.2P

Rateable value: £52,491 (LG & G Floor)

Rates payable 22/23: £26,875

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

SERVICE CHARGE

A service charge is payable on a direct proportion of floor area. The estimate for the current year is: £TBC

INSURANCE

An insurance premium is payable annually. The insurance is £TBC for the current year.

RENT

Available on request

EPC

Certificate available on request

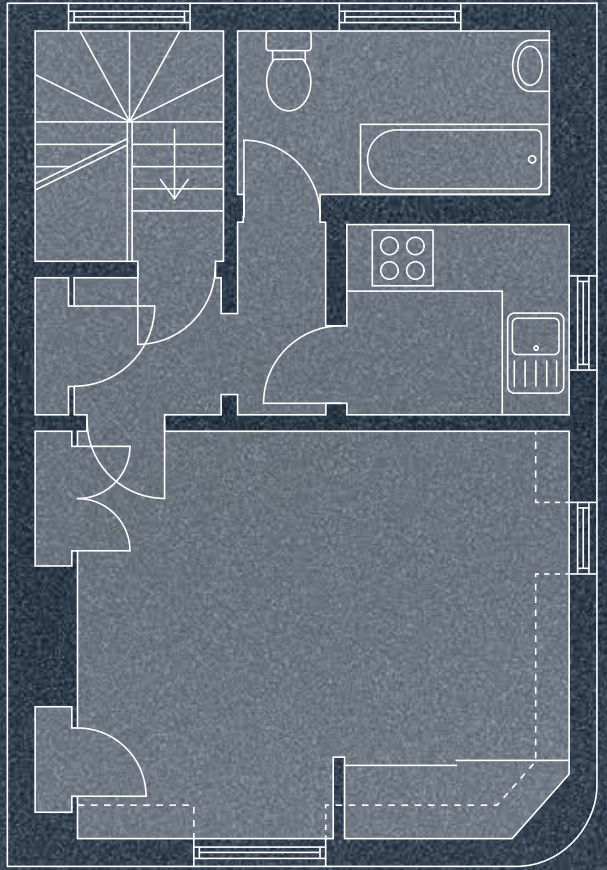
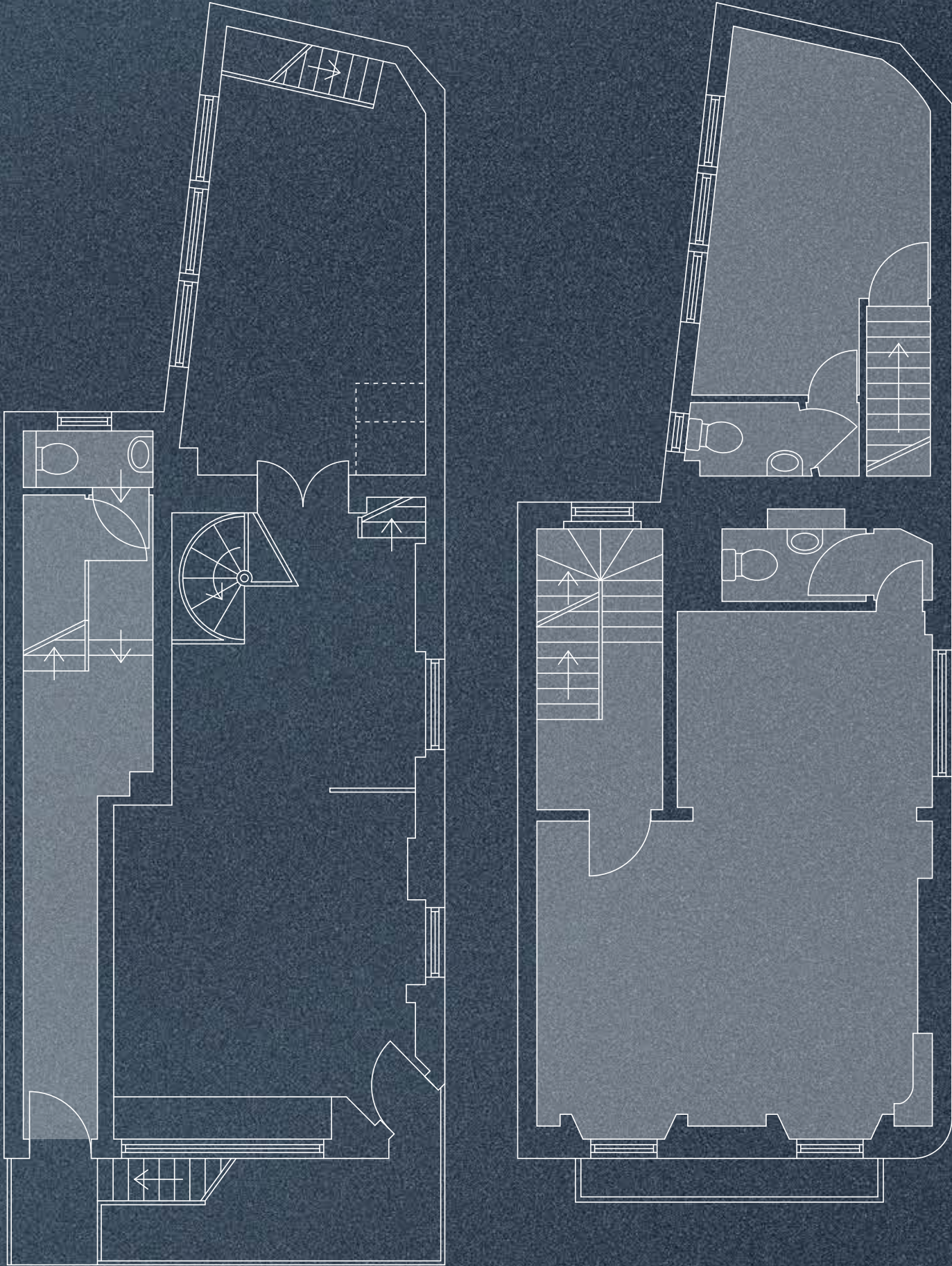
LEGAL COSTS

Each party to bare their own costs incurred in the letting.

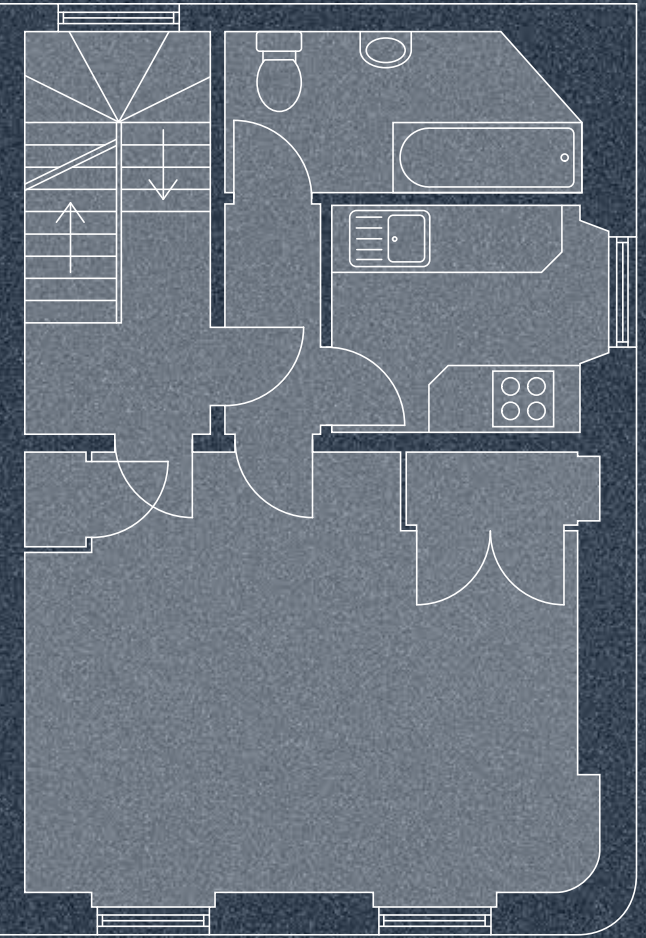
1 MOTCOMB ST: RETAIL PREMISES

FIRST FLOOR
440 SQ FT
40.9 SQ M

GROUND FLOOR CORRIDOR
123 SQ FT
11.4 SQ M



THIRD FLOOR
282 SQ FT
26.2 SQ M



SECOND FLOOR
314 SQ FT
29.2 SQ M

TOTAL
2,408 SQ FT
224 SQ M

MOTCOMB STREET



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