



105-107
PIMLICO ROAD

3,000 SQ FT RESTAURANT UNIT TO LET

Belgravia
LONDON

Just a stone's throw from Sloane Square lies Pimlico Road – an inspiring, creative hub attracting the world's leading interior designers. The street is home to some of the most important names in design, interiors and antiques including Soane Britain, Sibyl Colefax & John Fowler and Robert Kime who together define the area's artistic identity and its prestigious reputation. Additionally, Pimlico Road is the focal point of a vibrant neighbourhood and has become a destination for the most discerning shoppers who congregate to shop and socialise at Daylesford, La Poule Au Pot, Enoteca Turi, The Orange, Hunan, Hagen and No 11 Pimlico Road. Its village-like atmosphere and dynamic community is at once both locally and globally minded.

105-107 Pimlico Road comprises the joining of two units into one ground and basement floor restaurant space. The property occupies the corner of a 19th Century building adjacent to the Chelsea Barracks development. At the side of the property is a restaurant terrace that spills onto the pedestrianised Dove Walk, and benefits from a view over a public square.





TOP LEFT and RIGHT: Pimlico Road,
BOTTOM LEFT: The Orange and Nina Campbell,
BOTTOM RIGHT: Pimlico Farmers' Market,
OPPOSITE: Pimlico Road

KEY FACTS

Pimlico Road attracted a footfall of

5.4 million

in 2022 and

4.3 million

up to October 2023

Existing Restaurants trading in Belgravia
report average daily sales of of around

£5,000

Pimlico North has a residential population of

13.6k

25,000

working population in the immediate vicinity

AGE PROFILE

0-17 **15%**

18-65 **71%**

65+ **14%**

TRANSPORT LINKS

Sloane Square **5 mins** walk

Victoria **10 mins** walk





105-107 Pimlico Road.



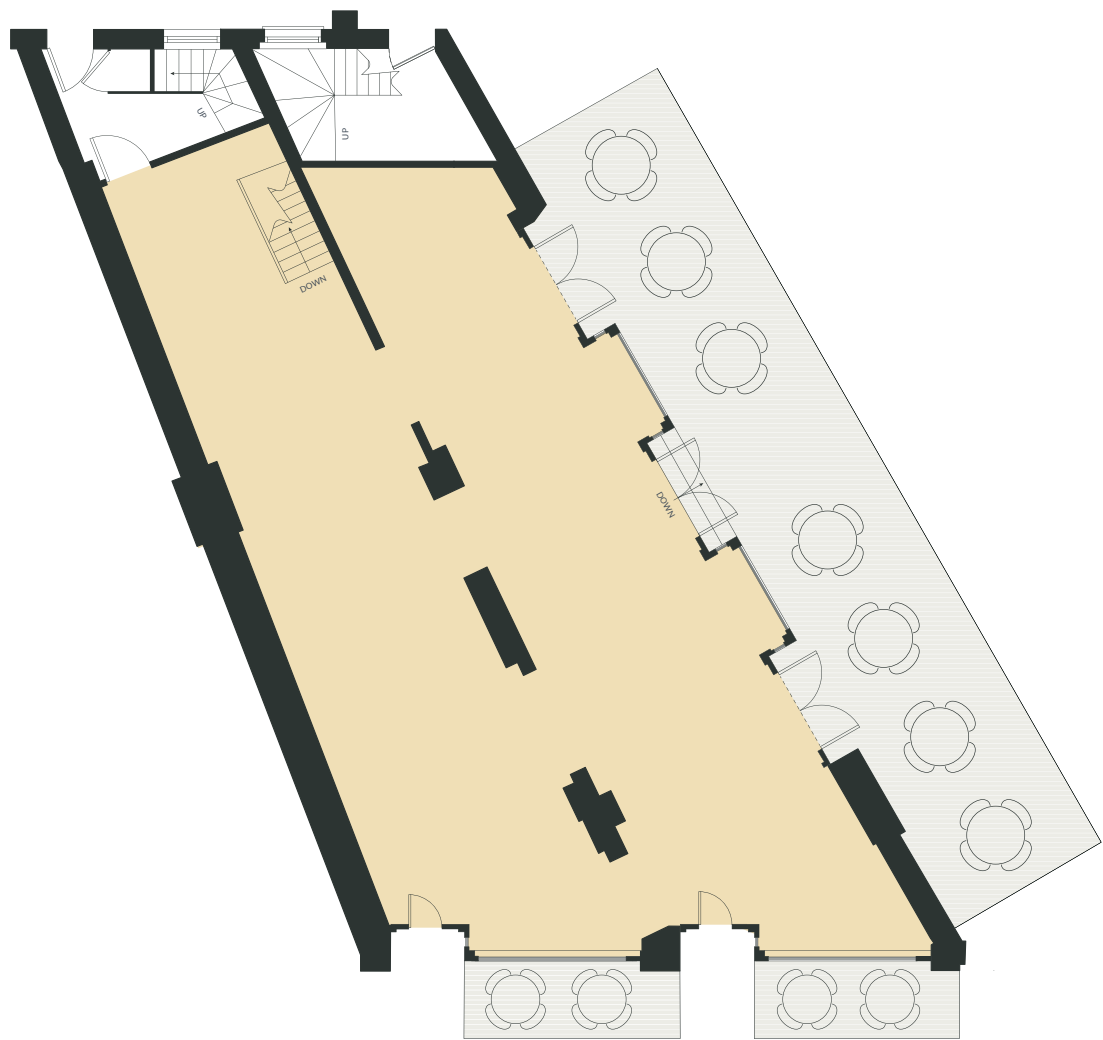
105-107 outdoor dining space.



The site is well connected with Victoria station only a 10-minute walk away. St James's Park, Sloane Square and Pimlico underground stations are all within a 20-minute walk also. The river Thames is within a 15-20 minute walk with various Thames Clipper stations located along the river. Hyde Park, Green Park and St James's Park are also located near by and provide future tenants with great access to London's parks and green spaces .

GROUND FLOOR

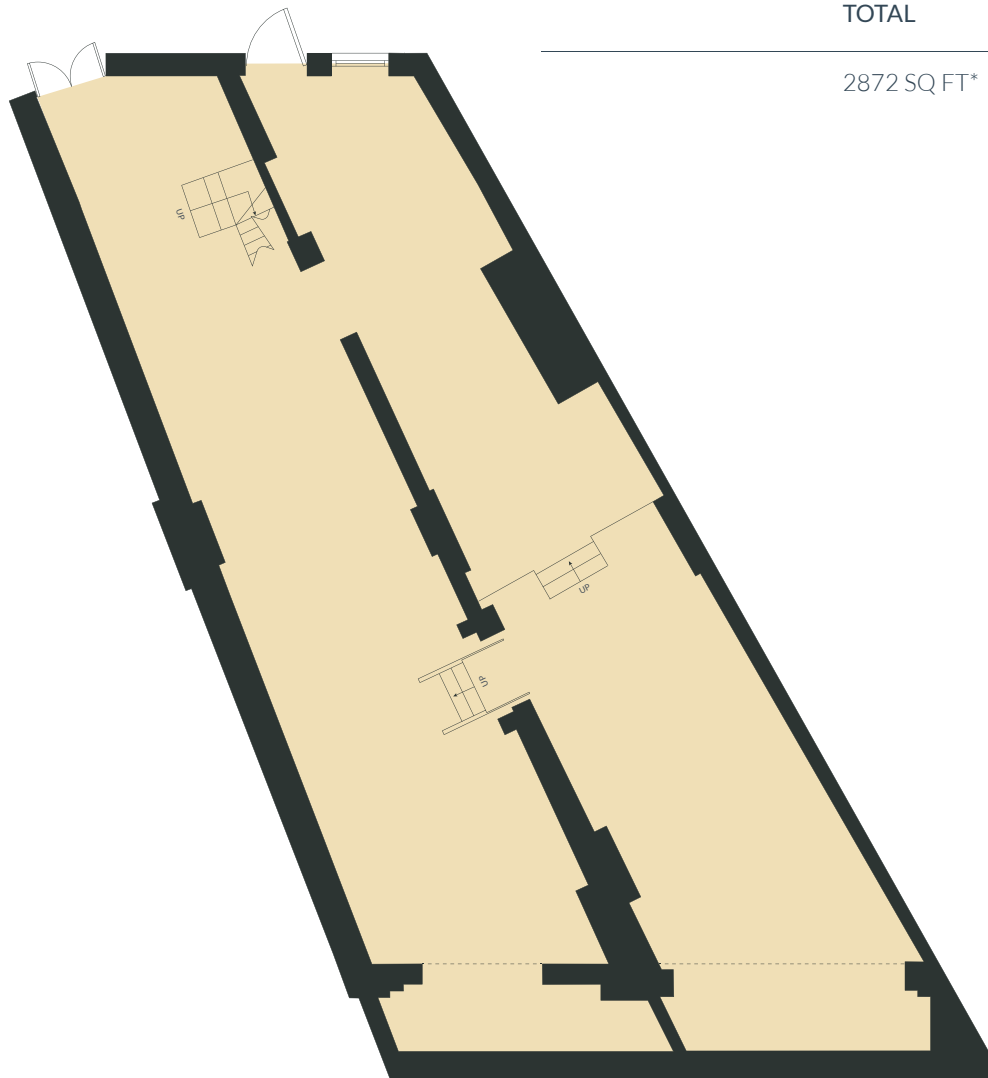
	NIA:	GIA:
GROUND FLOOR:	1365 SQ FT	1421 SQ FT



PIMLICO ROAD



LOWER GROUND FLOOR



PIMLICO ROAD

	NIA:	GIA:
LOWER GROUND FLOOR:	1507 SQ FT	1636 SQ FT
	TOTAL	TOTAL
	2872 SQ FT*	3057 SQ FT*

QUOTING TERMS

RENT: Price on application

INSURANCE: TBC

BUSINESS RATES: TBC

ESTATE MARKETING CHARGE ESTIMATE: £5,000 CAP per annum

SERVICE CHARGE ESTIMATE: £9,600 per annum

EPC: A valid EPC will be provided.

TERMS: The unit will be available on standard Grosvenor Terms. The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

TIMING: Early December 2023

HANDOVER CONDITION: 3 phase power

* Areas are indicative and subject to change following construction completion

PARTNERSHIP

We see our relationship with our retailers as a true partnership. When our retailers thrive, we thrive, and we constantly seek to improve and adapt to ensure we are the retail landlord of choice.

EVENTS AND MARKETING

Managing an estate means we have a dedicated marketing team working to promote our retail streets and organise events such as Belgravia in Bloom to attract targeted footfall, dwell time and spend.

PUBLIC REALM

We invest in our places. Extensive public realm improvements to the London Estate has resulted in increased greening, part-pedestrianisation, and have new digital infrastructure that provides superfast broadband connection and free public Wi-Fi.

SUSTAINABILITY

Grosvenor has committed to ambitious sustainability targets, including achieving net zero carbon operational emissions across all directly-managed buildings by 2030. We work with like-minded partners through collaboration, innovation and supportive networks.

VIEWINGS: Strictly by appointment through the agents.



Sophie Moorcroft
07787 292602
sophie@brucegillinghampollard.com

Rupert Bentley-Smith
07876 354 160
rupert@brucegillinghampollard.com



GROSVENOR

Bruce Gillingham Pollard on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Bruce Gillingham Pollard has any authority to make any representation or warranty whatsoever in relation to this property 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. October 2023.