

Nº 14 LOWNDES 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

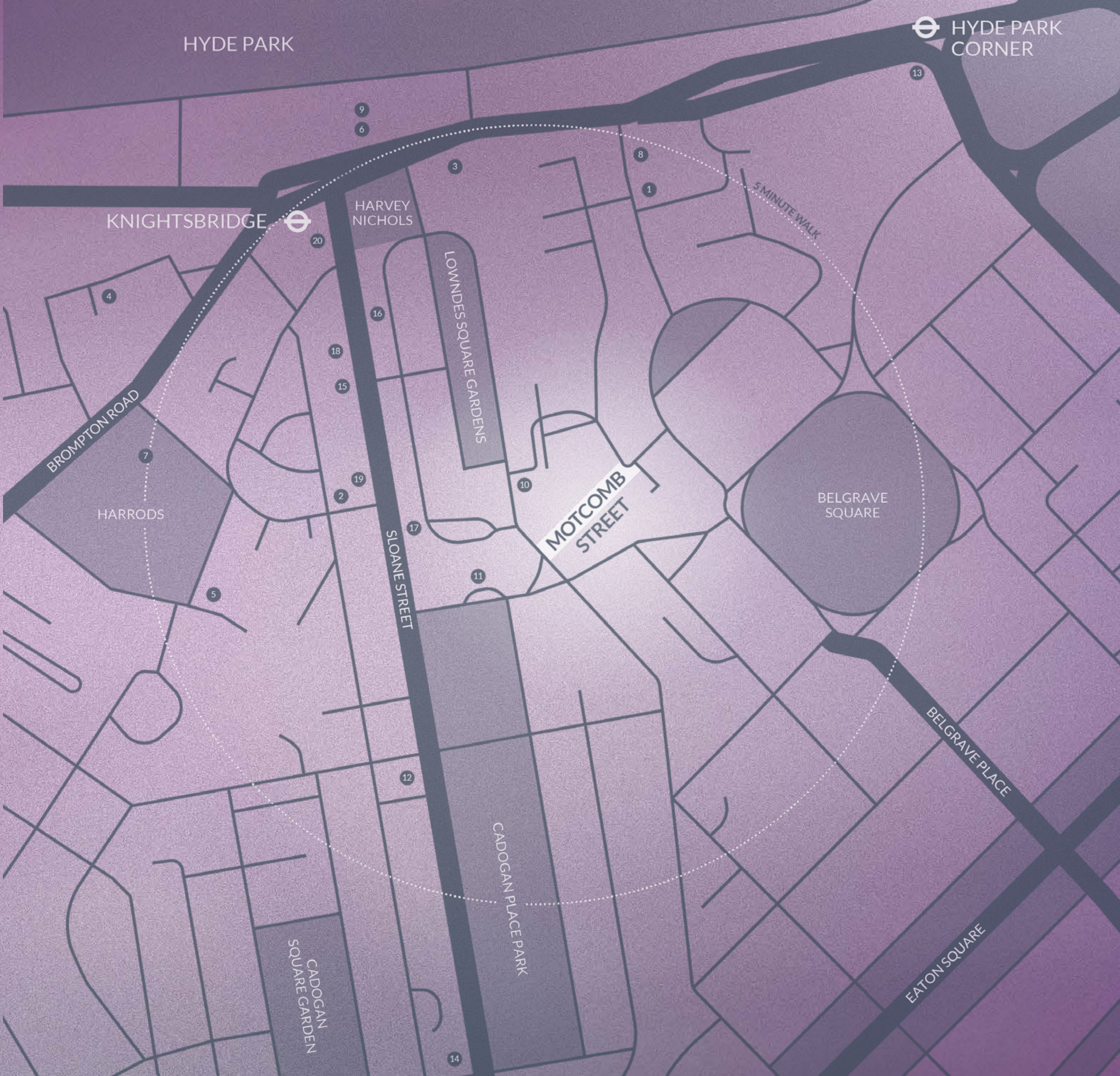
- 1 Marcus
- 2 Holy Carrot
- 3 Nusr-Et
- 4 Zuma
- 5 Harry's Dolce Vita
- 6 Dinner By Heston
- 7 Baccarat Bar

LONDON'S FINEST HOTELS

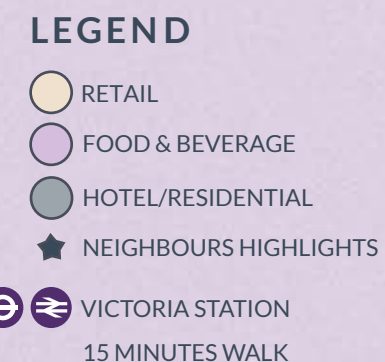
- 8 The Berkeley Hotel
- 9 The Mandarin Oriental
- 10 Jumeirah Lowndes
- 11 The Carlton Tower Jumeirah
- 12 The Cadogan, A Belmond Hotel
- 13 The Lanesborough Hotel
- 14 Beaverbrook Town House
- 15 Peninsula

LUXURY RETAIL

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



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.



CAFÉ KITSUNE

Ground floor, 19 Motcomb Street

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

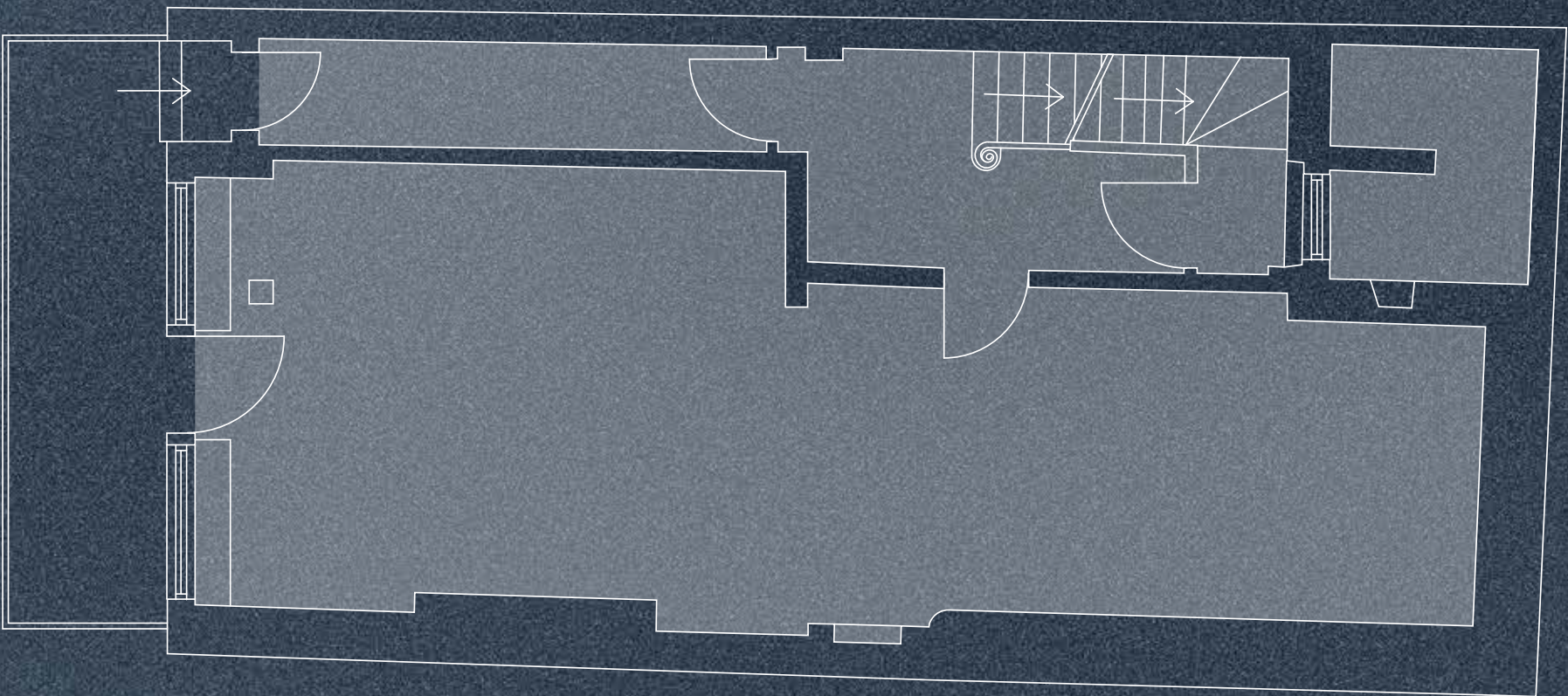


14 LOWNDES STREET: RETAIL PREMISES

The premises are arranged over ground and basement floors, providing the above approximate net internal areas.

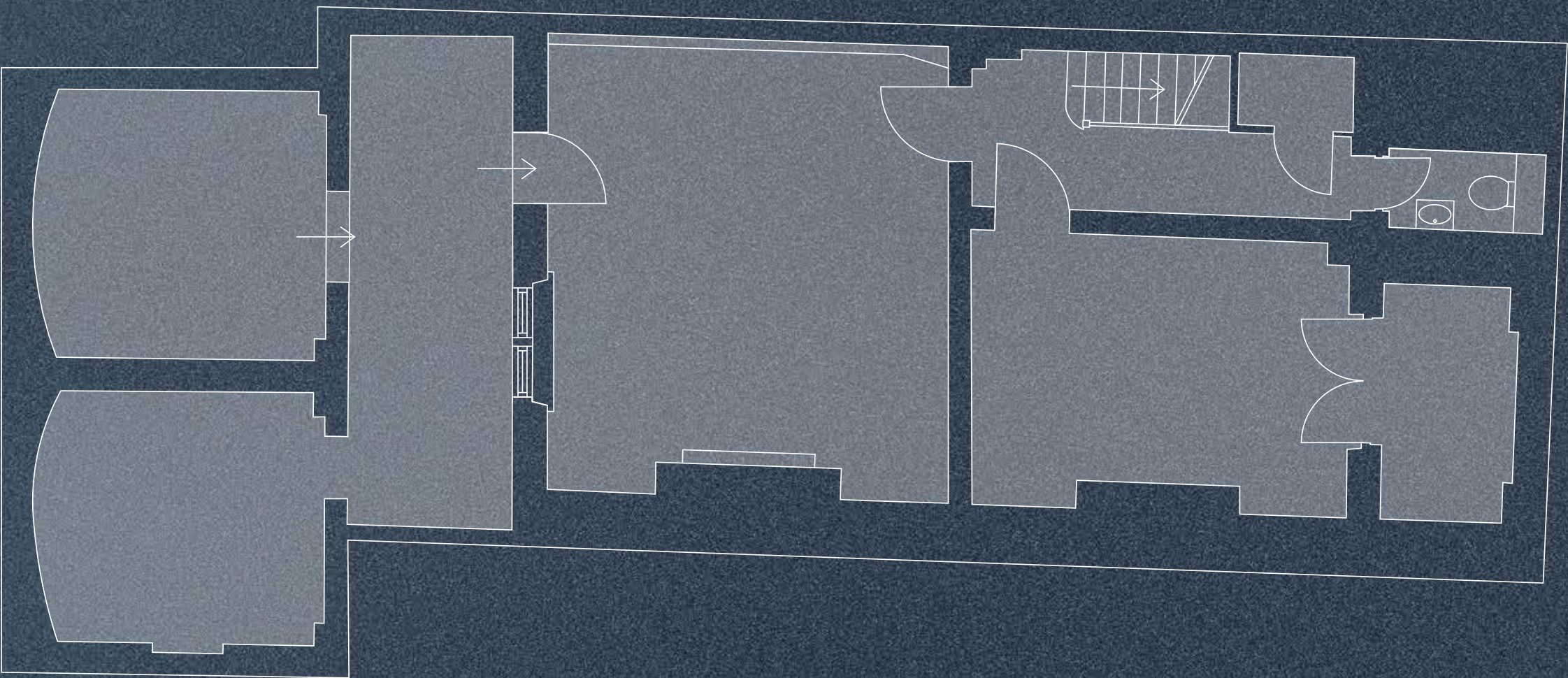
GROUND FLOOR

443 SQ FT
41.16 SQ M



BASEMENT

599 SQ FT
55.69 SQ M



TOTAL

1042 SQ FT
96.85 SQ M

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: £68,000
Rates payable 22/23: £34,816
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.



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