



GROSVENOR

*Giuseppe*  
BELGRAVIA

*Giuseppe*  
BELGRAVIA

*Giuseppe*  
BELGRAVIA

NOTICE OF FORTHCOMING  
SALE

20 Eccleston  
Street

CLASS E OPPORTUNITY

No loading  
Mon - Fri  
8.30 am - 6.30 pm  
Sat  
8.30 am - 1.30 pm



## Eccleston Street

Eccleston Street connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. 20 Eccleston Street presents an exciting opportunity to join an array of independent retailers, amenities, restaurants and cafes on a beautiful thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area.

Eccleston Street is within two minutes' walk to Victoria station with its excellent transports links to London's underground network via the Victoria, Circle and District Lines. Victoria Main Line provides access to Gatwick Airport, the south and south east of the country.



## 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.

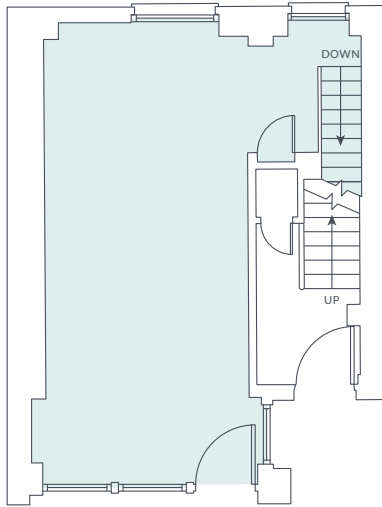
## Sustainability

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

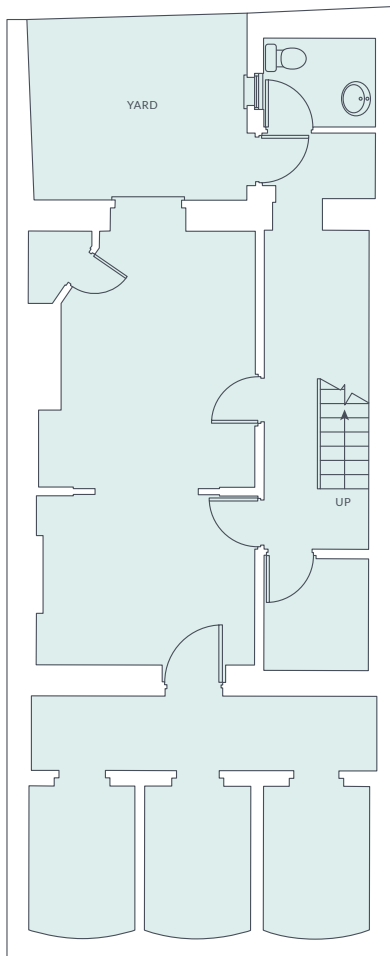




# Specification



GROUND FLOOR



BASEMENT

## Areas

Ground floor	259 sq. ft
Basement	493 sq. ft
<b>Total</b>	<b>752 sq. ft</b>

## Rent

Price upon application

## Insurance Estimate (2023)

£ 1,873 + VAT per annum

## Estate Marketing Charge Estimate

£828 (£1.50/ sq ft CAP)

## Business Rates

Rateable value: £35,500.00

Estimated business rates payable: £17,714.50

*The tenant may be entitled to business rates relief for which they should rely upon their own enquiries.*

## Service Charge Estimate (2023-2024)

£3,366.03

## External Decorations

£6,058.38

## 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.

**Viewings:** Strictly by appointment through the agents.



**Tors Hayward**

020 3130 6420

thayward@hanovergreen.co.uk

## Belgravia

LONDON

Hanover Green 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 Hanover Green 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.