



GROSVENOR



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Belgravia



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Belgravia  
LONDON

23 Eccleston  
Street

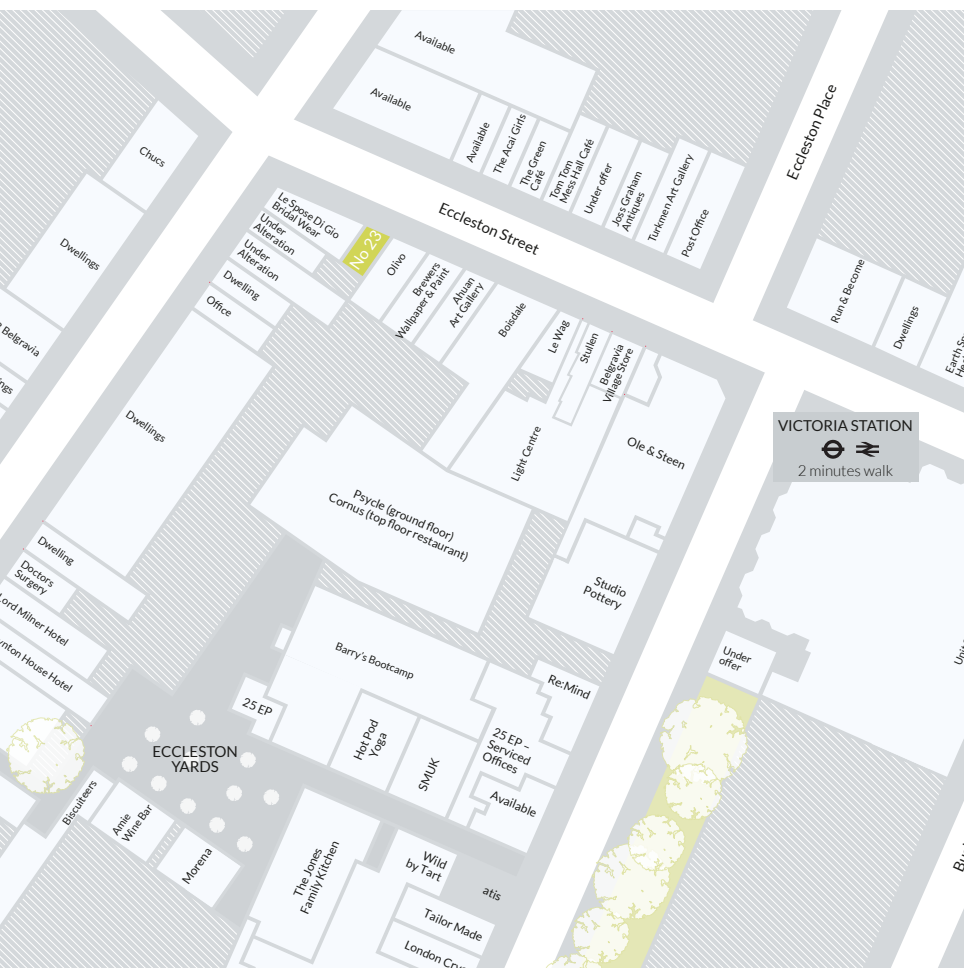
A UNIQUE TOWNHOUSE OPPORTUNITY  
Subject to planning



## Eccleston Street

Eccleston Street connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. 23 Eccleston Street has been refurbished by Grosvenor, providing an exciting opportunity for a retail or wellness operator 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.

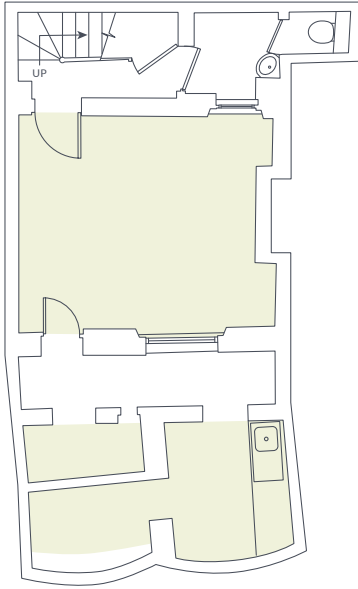
## Sustainability

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.

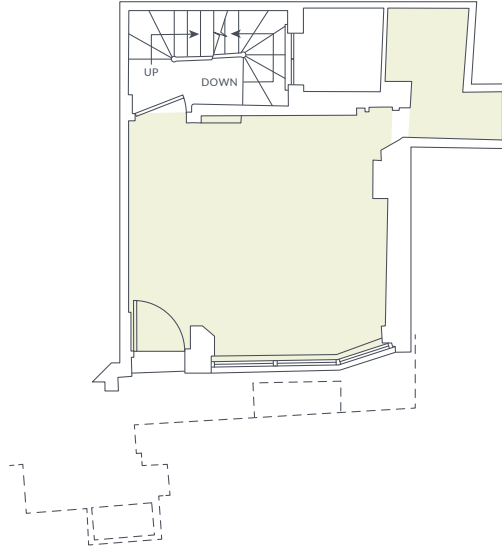


# Specification

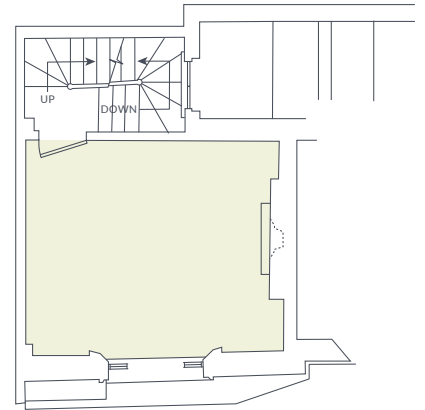
BASEMENT



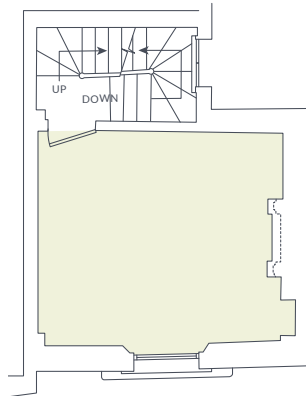
GROUND FLOOR



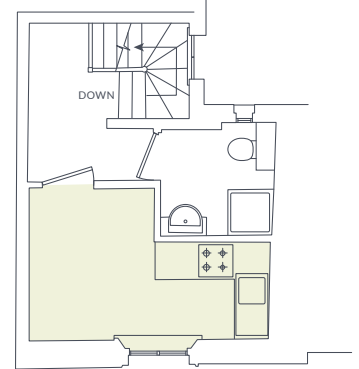
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



## Areas

Basement	251 sq ft
Ground floor	179 sq ft
First floor	157 sq ft
Second floor	155 sq ft
Third floor	90 sq ft
<b>Total</b>	<b>832 sq ft</b>

## Insurance (Estimated 2024)

£1,970

## Estate Marketing Charge (Estimate from 2023)

£1,248 (£1.50/ sq ft CAP)

## Estimated Business Rates Liability

TBC

## Service Charge (Estimated 2023)

TBC

## EPC

A valid EPC will be provided.

## Lease 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.

## Specification

The property which is arranged on lower ground, ground and three upper floors has been subject to a full external and internal refurbishment including a new shopfront with double glazed units.

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



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## Belgravia

LONDON

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