



## 65-69 Ebury Street

PRIME RESTAURANT OPPORTUNITY  
3,662 sqft (340 sqm)

Belgravia  
LONDON



## Ebury Street

Located just off the busy corner of Ebury St and Eccleston Street, the property commands a prominent position in the thriving urban village of Belgravia. The bustling commuter hub of Victoria Station and the sizeable office population of Victoria are very nearby and an easy walk at lunchtime or after work. This energetic location is home to an array of independent retailers, visitors and nearby workers. Neighbouring hospitality businesses in Belgravia Village of particular note include Boisdale of Belgravia, Wild By Tart, The Thomas Cubitt pub and Peggy Porschen while Victoria is home to many well known brands.

65-69 Ebury Street presents a particularly large ground floor footprint which is very rare in this location and offers the opportunity to become an integral and prominent piece of the vibrant community of Belgravia, one of Central London's best loved villages. The restaurant is within two minutes' walk of Victoria Station, with its excellent City-wide and national links and fast access to Gatwick Airport.



Eccleston Street



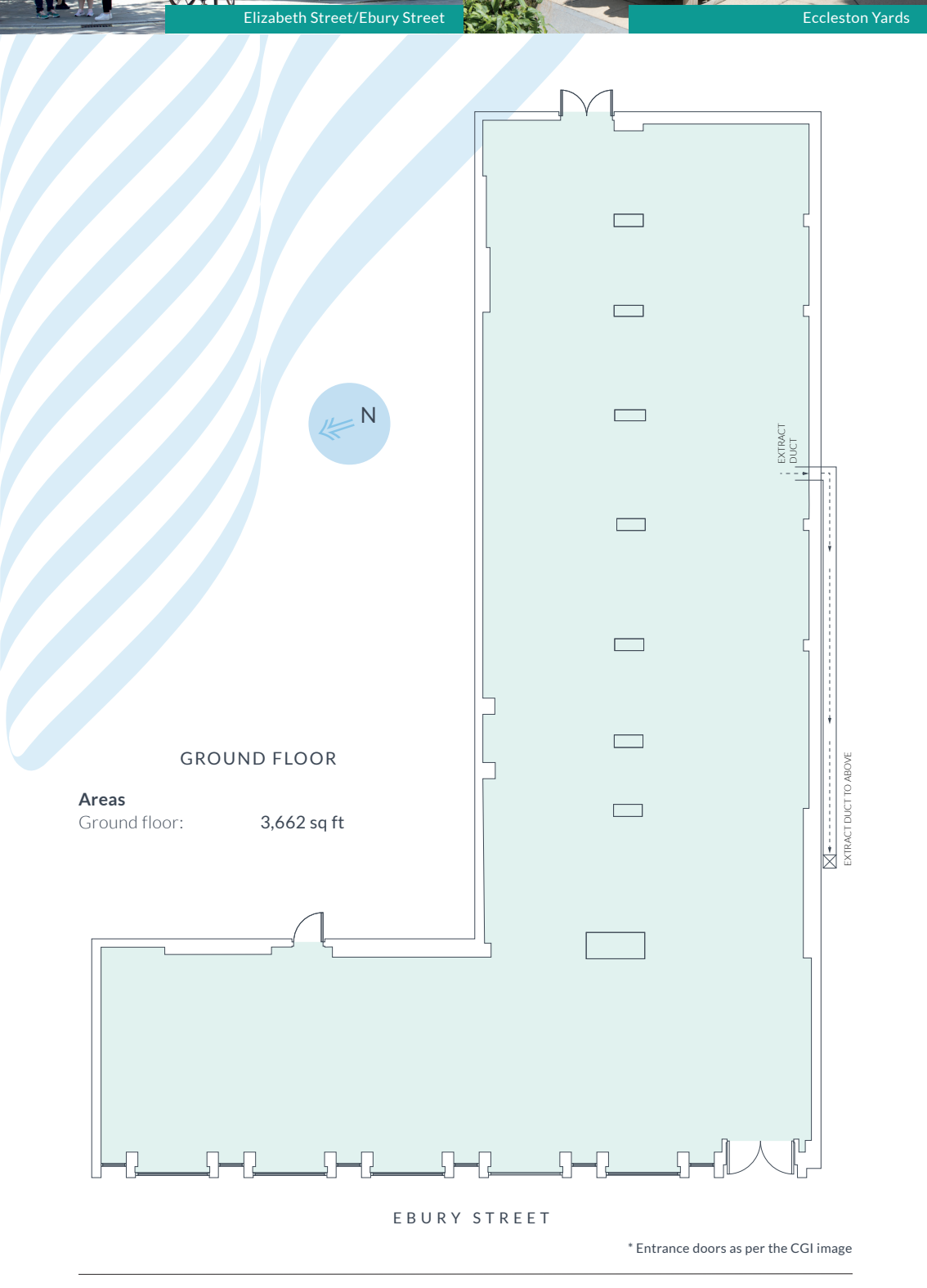
Elizabeth Street



Elizabeth Street/Ebury Street



Eccleston Yards



### GROUND FLOOR

Areas  
Ground floor: 3,662 sq ft

EBURY STREET

\* Entrance doors as per the CGI image

#### Rent

Price on application.

#### Insurance

£3,087 + VAT per annum

#### Estate Marketing Charge

There is an estate marketing charge capped at £1.50 sq ft annually, subject to RPI review

#### Business Rates

Rateable value (From 1st April 2023): £172,000  
Estimated business rates payable: £88,064

#### EPC

A valid EPC will be provided.

#### Premises License

The property benefits from an existing premises license that allows alcohol to be served on and off the premises Monday to Saturday 10:00 to 00:00 and Sunday 12:00 to 23:30.

#### Planning

The unit benefits from planning consent for full restaurant use. A planning application has been submitted for shop front alterations in line with the CGI image on this brochure.

#### 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 premises will be handed over as an enhanced shell with the previous tenants restaurant infrastructure in place. (See specification document)

#### Service Charge

Upon recent enfranchisement of the building, we are awaiting a new service charge budget.

## PARTNERSHIP

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

## EVENTS AND MARKETING

Managing an estate means we have a dedicated marketing team working to promote our retail streets through our digital channels 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 new digital infrastructure providing superfast broadband connections 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 globally by 2030. We work with like-minded partners through collaboration, innovation and supportive networks.



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GROSVENOR

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