



67
PIMLICO ROAD

RETAIL UNIT TO LET

Belgravia
LONDON



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 connections.

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.



Bordering on the stylish and cosmopolitan communities of Chelsea and Belgravia, the Pimlico Road Design District is an internationally renowned destination for the world's top interior designers and their discerning clients. This unique village serves as a hub for creatives, hosting London's most forward thinking designers and championing true quality craftsmanship.

67 Pimlico Road, a rare unit is available on a prime pitch in the centre of Pimlico Road offering a rare opportunity to join this buzzing cultural scene. The road is home to some of the most important names in design, interiors and antiques including Nina Campbell, Plain English, And Objects and The Lacquer Company who together define the area's artistic identity and its prestigious reputation.

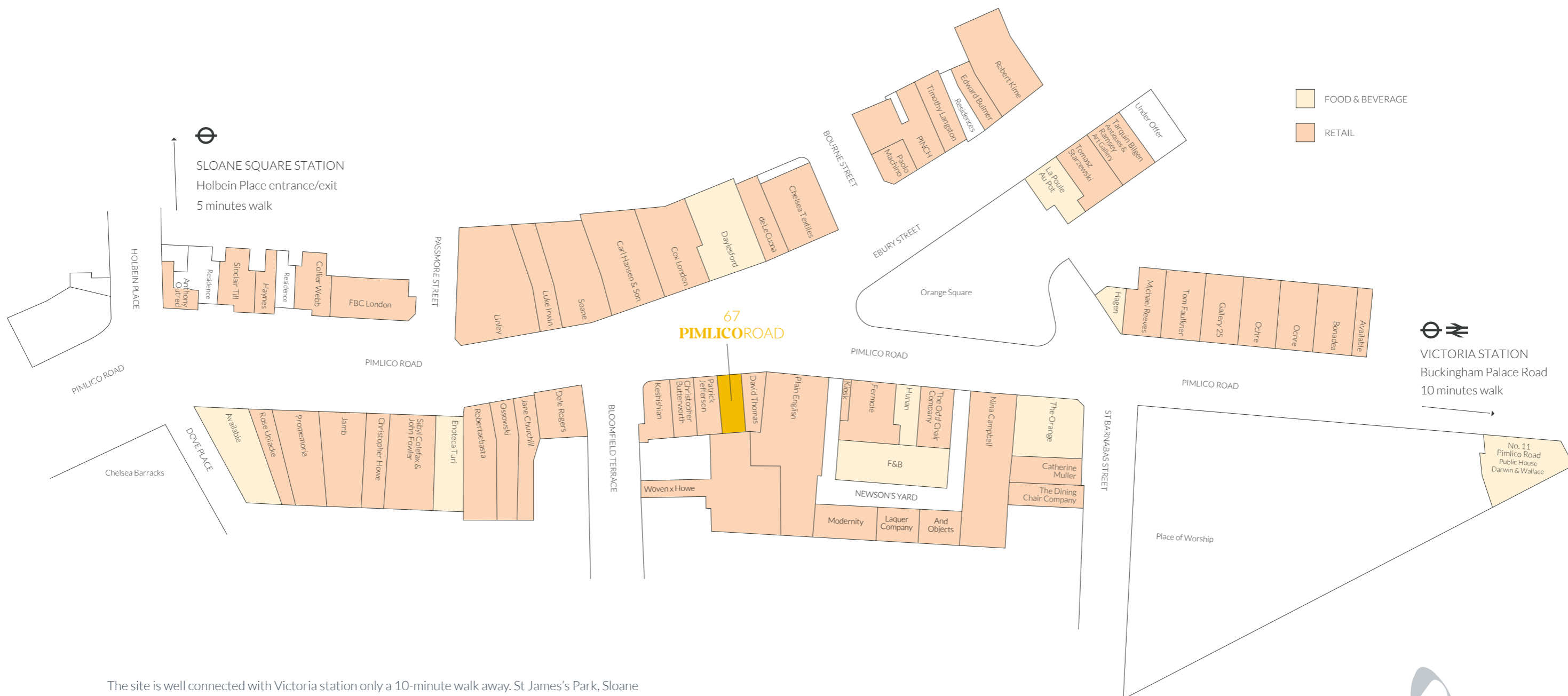




TOP LEFT: The Orange 37 Pimlico Road,
TOP RIGHT: The Lacquer Company Newsoms Yard,
BOTTOM LEFT: Fermeo 53-55 Pimlico Road,
BOTTOM RIGHT: Modernity Newsoms Yard

67
PIMLICO ROAD



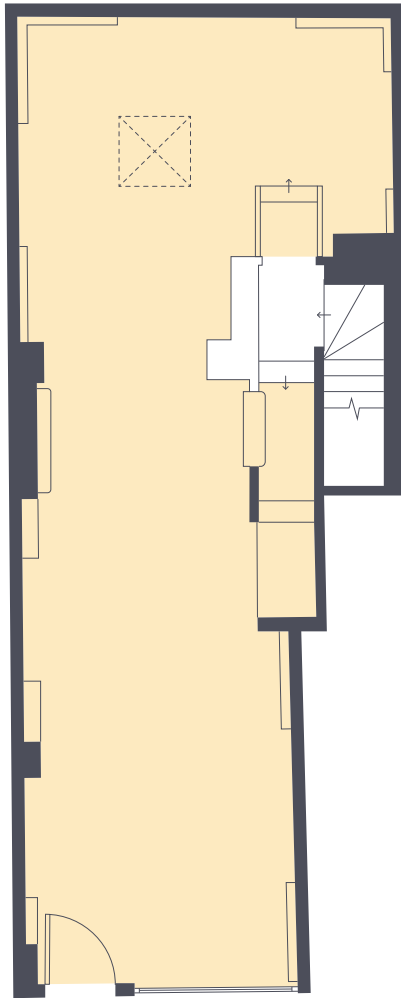


The site is well connected with Victoria station only a 10-minute walk away. St James's Park, Sloane Square, Pimlico underground stations are all within a 20-minute walk also. The river Thames is within a 15-20 minute walk with various Thames Clipper stations located along the river. Hyde Park, Green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

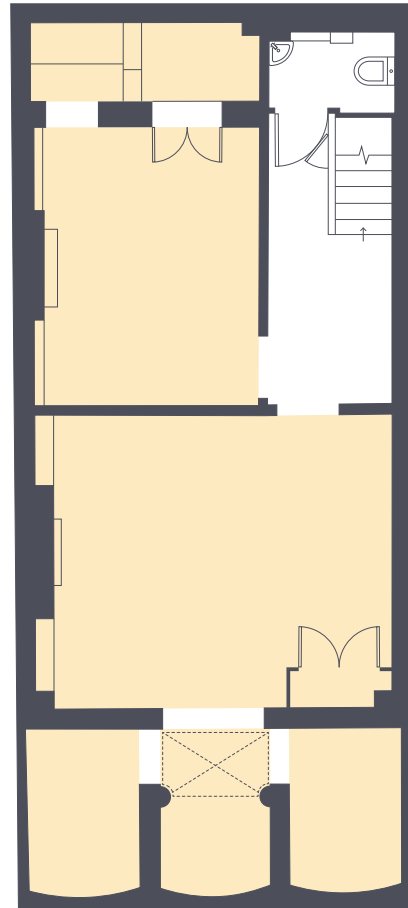




GROUND FLOOR



LOWER GROUND FLOOR



PIMLICO ROAD

GROUND FLOOR	554 sq ft
LOWER GROUND FLOOR	471 sq ft
TOTAL	1025 sq ft*

QUOTING RENT: Price upon application.

RATES ('24/25):
Rateable value: £47,750
Rates payable: £23,827

ESTATE MARKETING CHARGE ESTIMATE ('24/25): £1,538 (£1.50/sq ft CAP).

SERVICE CHARGE ESTIMATE: A service charge is payable on a direct proportion of floor area. The estimate for 2024 is £1572.

INSURANCE ESTIMATE ('24): £1879 + VAT per annum.

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

EPC: A valid EPC will be provided.

USE: Class E

SPECIFICATION: The unit will be let as seen.

* Areas are approximate



VIEWINGS: Strictly by appointment through the agents.



Lucy Cope
07595 267866
lucy@brucegillinghampollard.com

Lizzie Knights
07511 902 073
lizzie@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. February 2024.