



GROSVENOR

FOR SALE

PRIME
RETAIL
OPPORTUNITY

Computer Generated Image (CGI).
For illustrative purposes only.

21 Motcomb Street
LUXURY CLASS E OPPORTUNITY

The neighbourhood

● Best in Class Food and Beverage

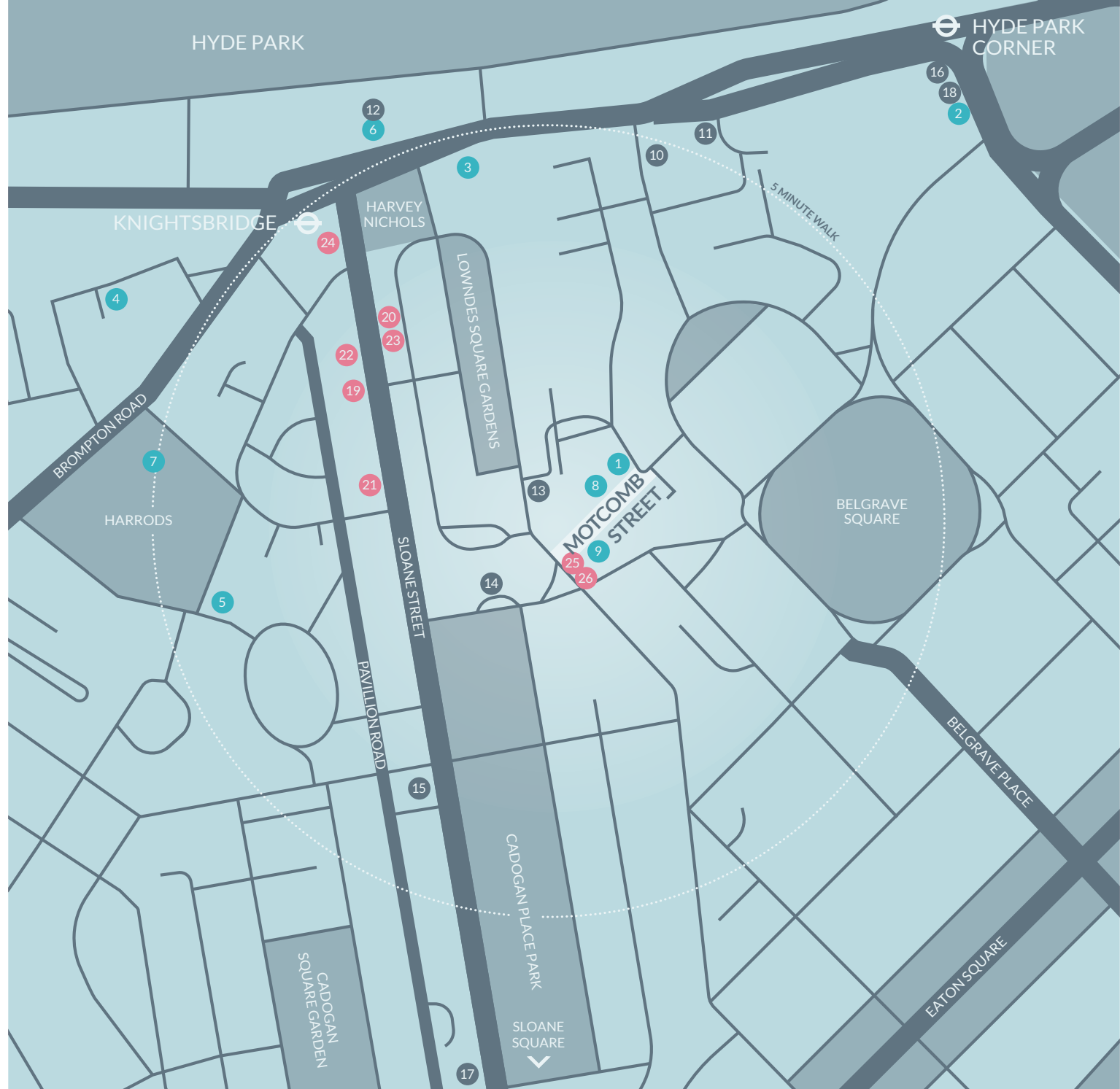
- 1 Petrus
- 2 Brooklands by Claude Bosi
- 3 Nusr-Et
- 4 Zuma
- 5 Harry's Dolce Vita
- 6 Dinner By Heston
- 7 Baccarat Bar
- 8 Le Café NAC
- 9 Café des Lilas (Bagatelle's new concept)

● London's Finest Hotels

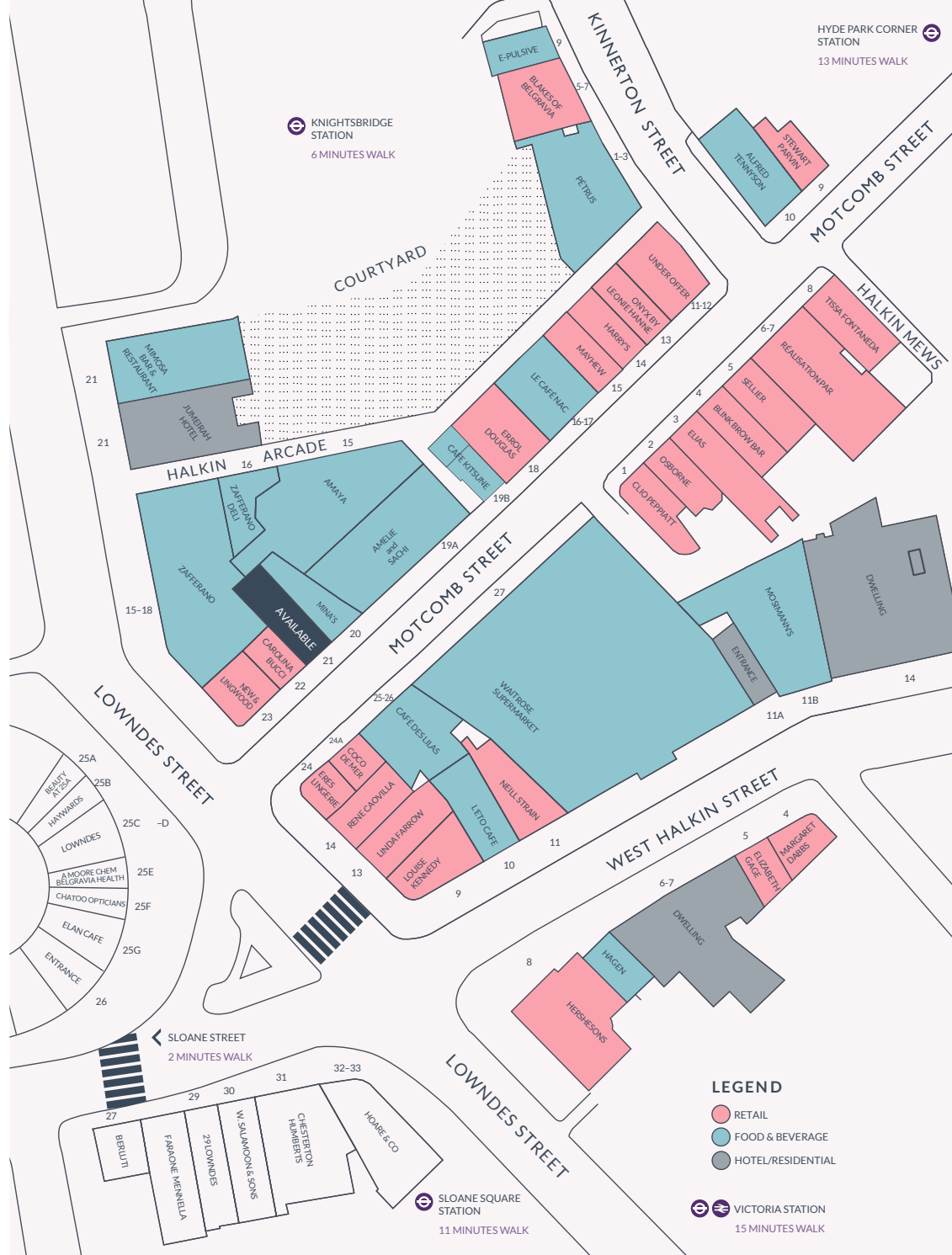
- 10 The Berkeley Hotel
- 11 The Emory
- 12 The Mandarin Oriental
- 13 Jumeirah Lowndes
- 14 The Carlton Tower Jumeirah
- 15 The Cadogan, A Belmond Hotel
- 16 The Lanesborough Hotel
- 17 Beaverbrook Town House
- 18 Peninsula

● Luxury Retail

- 19 Gucci
- 20 Tom Ford
- 21 Chanel
- 22 Hogan
- 23 Dior
- 24 Burberry
- 25 Eres
- 26 René Caovilla



Motcomb Street



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.

Our latest lettings include R  alisation Par, Clio Peppiatt, Oynx by Leonie Hanne, New & Lingwood, Ren   Caovilla.

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 Arcade.

Investment in the Area

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.



Who are your Neighbours?



RENÉ CAOvilla

14 Lowndes Street

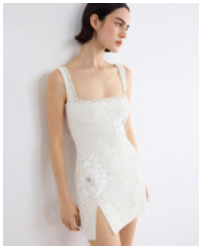
Exclusive shoes with unparalleled craftsmanship that stand out for the perfection of every detail.



LE CAFÉ NAC

16-17 Motcomb Street

All day café and bar, Le Café NAC, is a walk-in French-style brasserie.



CLIO PEPPIATT

1 Motcomb St

Focusing on hand-beading and hand-embroidery, craftsmanship is at the heart of Clio Peppiatt's beautiful bridal dresses, gowns and separates.



MARGARET DABBS

4 West Halkin St

A globally recognised brand that fuses together the best of medical science and podiatry, with products for Feet, Hands, Nails & Legs.



RÉALISATION PAR

6-7 Motcomb St

Mini, midi and maxi, statement-making silk dresses. Realisation Par create timeless, feminine clothing designed to become the most reached-for items in your wardrobe.



CAROLINA BUCCI

COCO de Mer
LONDON

ERES

EPULSIVE

Hershel

LOUISE KENNEDY

LE CAFÉ NAC

NEW & LINGWOOD

THE
ALFRED
TENNYSON

TISSA FONTANEDA

Statistics

Total customer visits per year – 2 million

2 transport hubs within 10-minute walk –

Knightsbridge,
Hyde Park Corner

Home to 2 Michelin star

restaurants, 4 more within 10 minutes

7x 4* and 5* hotels, 3 within
10-minute walk

8 minutes to Harrods and Harvey Nichols

Residential values are 10x the UK house price index

Primary Mosaic profile is

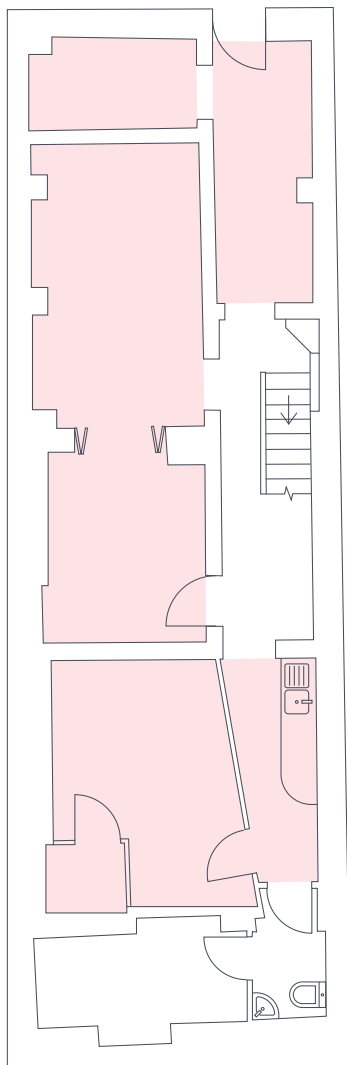
City Prosperity



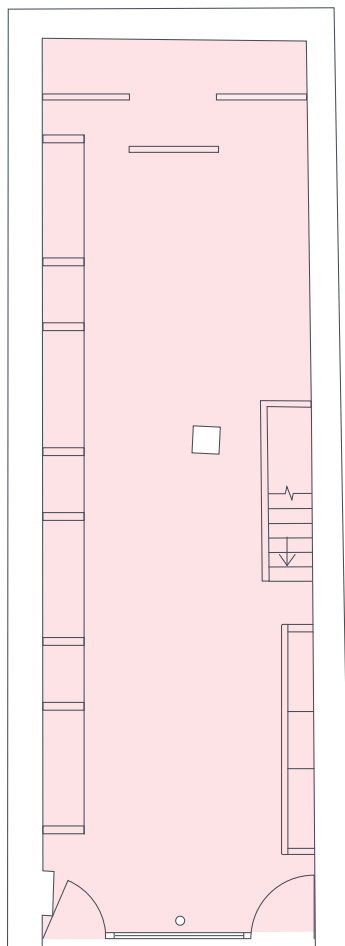
TISSA FONTANEDA



Basement



Ground floor



MOTCOMB STREET

AREA (NIA)

Ground Floor	672 SQ FT	62 SQ M
Basement	712 SQ FT	66 SQ M

Total	1,384 SQ FT	128 SQ M
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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 2026

We are advised by the local authority that the premises has the following assessment:

UBR (26/27): 0.440

Rateable value (2026): £82,000

Rates payable (2026/27): ££36,080

Interested Parties are advised to verify the above with the Local Authority.

SERVICE CHARGE £2,568

INSURANCE £3,018

ESTATE SERVICE CHARGE £6,878

ESTATE CHARGE £2.50 per sq ft.

RENT Available on request.

EPC Certificate available on request.

LEGAL COSTS Each party to bare their own costs incurred in the letting.

Viewings: Strictly by appointment through the Sole Agents.



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BELGRAVIAVILLAGE.COM

@MOTCOMB_STREET

Belgravia
MOTCOMB ST

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