



GROSVENOR



primalashes  
LONDON

147

145 Ebury Street

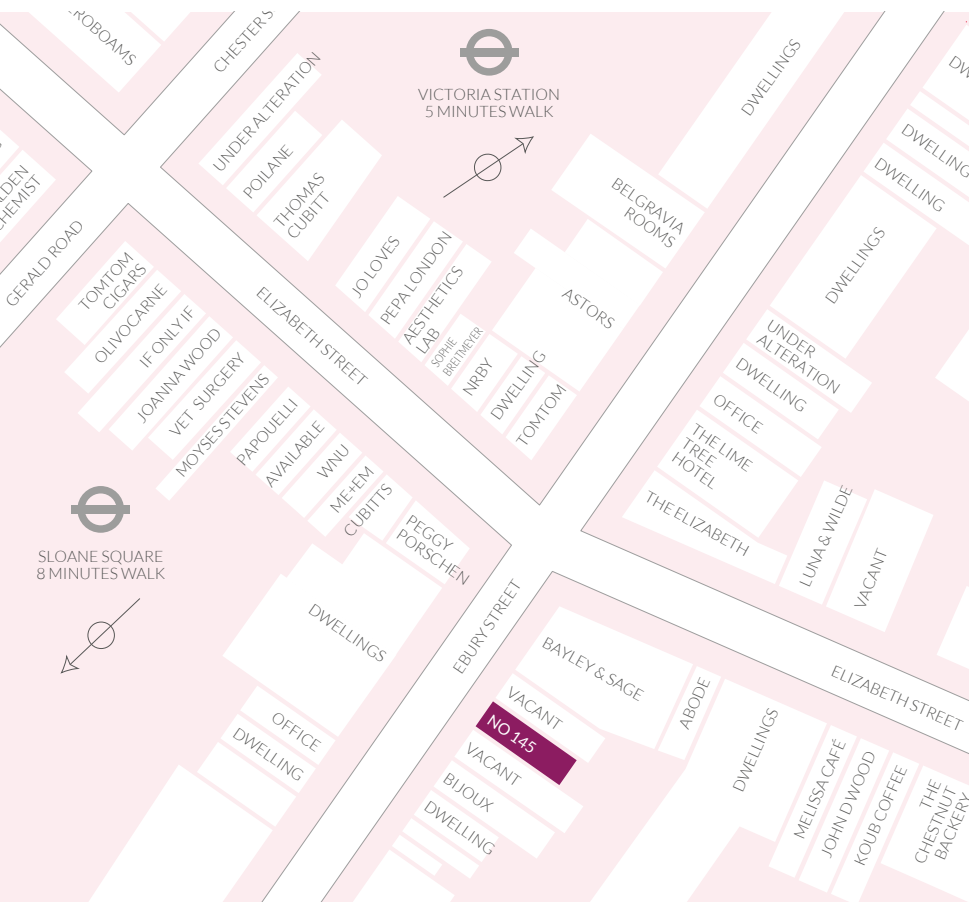
CLASS E OPPORTUNITY

# Ebury Street

Ebury Street connects the thriving yet exclusive urban village of Belgravia to the bustling commuter hub of Victoria Station. 145 Ebury Street presents an exciting opportunity to join an array of independent retailers, amenities, restaurants and cafés on nearby **Elizabeth Street** – a beautiful thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area.

**145 Ebury Street** benefits from being set back from the pavement, allowing for an area which could be suitable for outdoor seating, subject to a pavement licence.

Elizabeth Street is within five minutes' walk to Victoria station with its excellent transport 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.

amie

Cleo

THE THOMAS CUBITT

W

WORKSHOP COFFEE



PARSON'S NOSE BUTCHERS OF LONDON

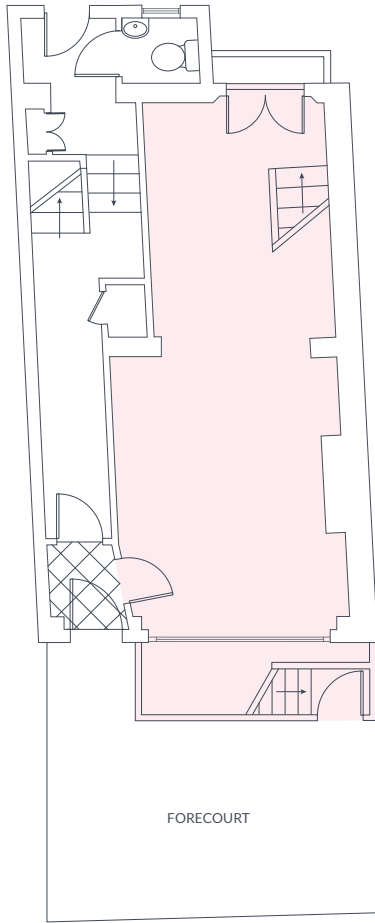
WEEZIES

Wild by TART

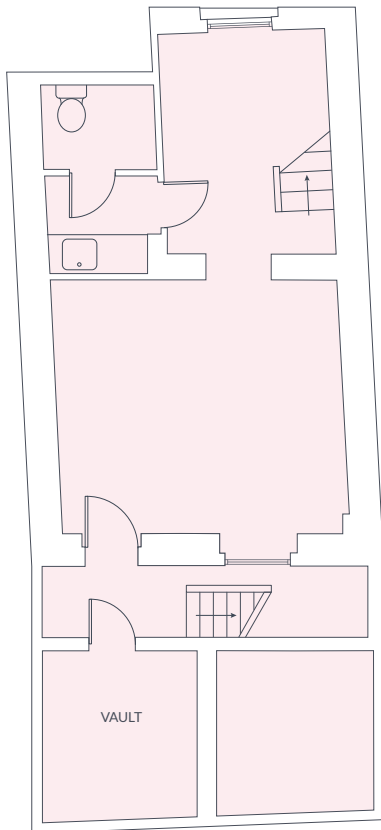




# Specification



GROUND FLOOR



BASEMENT

## APPROXIMATE NIA

GROUND FLOOR:	225 SQFT	(20.9 SQM)
BASEMENT:	403 SQFT	(37.4 SQM)

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TOTAL AREA: 628 SQFT (58.3 SQM)

RENT  
TBC

INSURANCE ESTIMATE (2024-25)  
£1,325.57 + VAT per annum

ESTATE MARKETING CHARGE ESTIMATE  
TBC (£2.50 p sq ft CAP)

SERVICE CHARGE ESTIMATE (2024-2025)  
£1,407

## BUSINESS RATES

Rateable Value (25/26): £24,750

Rates Payable (25/26): £12,350

*The tenant is required to make their own investigations into business rates.*

## EXTERNAL DECORATIONS

External decorations happen every 7 years and a tenant is liable for their portion. A sinking fund will be put in place to contribute on an annual basis towards these costs. Full costs available on request.

## 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 sole agents.



020 3130 6400

### RETAIL

Alice Grindrod

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William Knight

wknight@hanovergreen.co.uk

### F&B

Daniel Rogers

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Alex Tentori

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## Belgravia Village

LONDON

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