

Nº 21 MOTCOMB ST
BELGRAVIA LONDON SW1

LUXURY RETAIL OPPORTUNITY

Belgravia
MOTCOMB ST





Nº 21 MOTCOMB ST

A NEW ERA FOR THE MOST DISCERNING RETAIL AND DINING LOCATION IN BELGRAVIA AND KNIGHTSBRIDGE

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 Réalisation Par, Linda Farrow, New & Lingwood, René Caovilla, North Audley Street Canteen’s new concept ‘Le Café NAC’ and Bagatelle’s exciting new all-day dining experience ‘Café des Lilas’.



KEY STATS

3 transport hubs

within 11-minute walk – Knightsbridge, Hyde Park Corner, Sloane Square

2 Michelin star restaurants

3 more within 10 minutes

Seven 4* and 5* hotels

3 within 10-minute walk

2 million+

customer visits per year

Sloane Street

2 minutes walk

Harrods and Harvey Nichols

8 minutes walk

Residential values

10x the UK house price index

Primary Mosaic profile

City Prosperity



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.

THE NEIGHBOURHOOD

BEST IN CLASS FOOD AND BEVERAGE ●

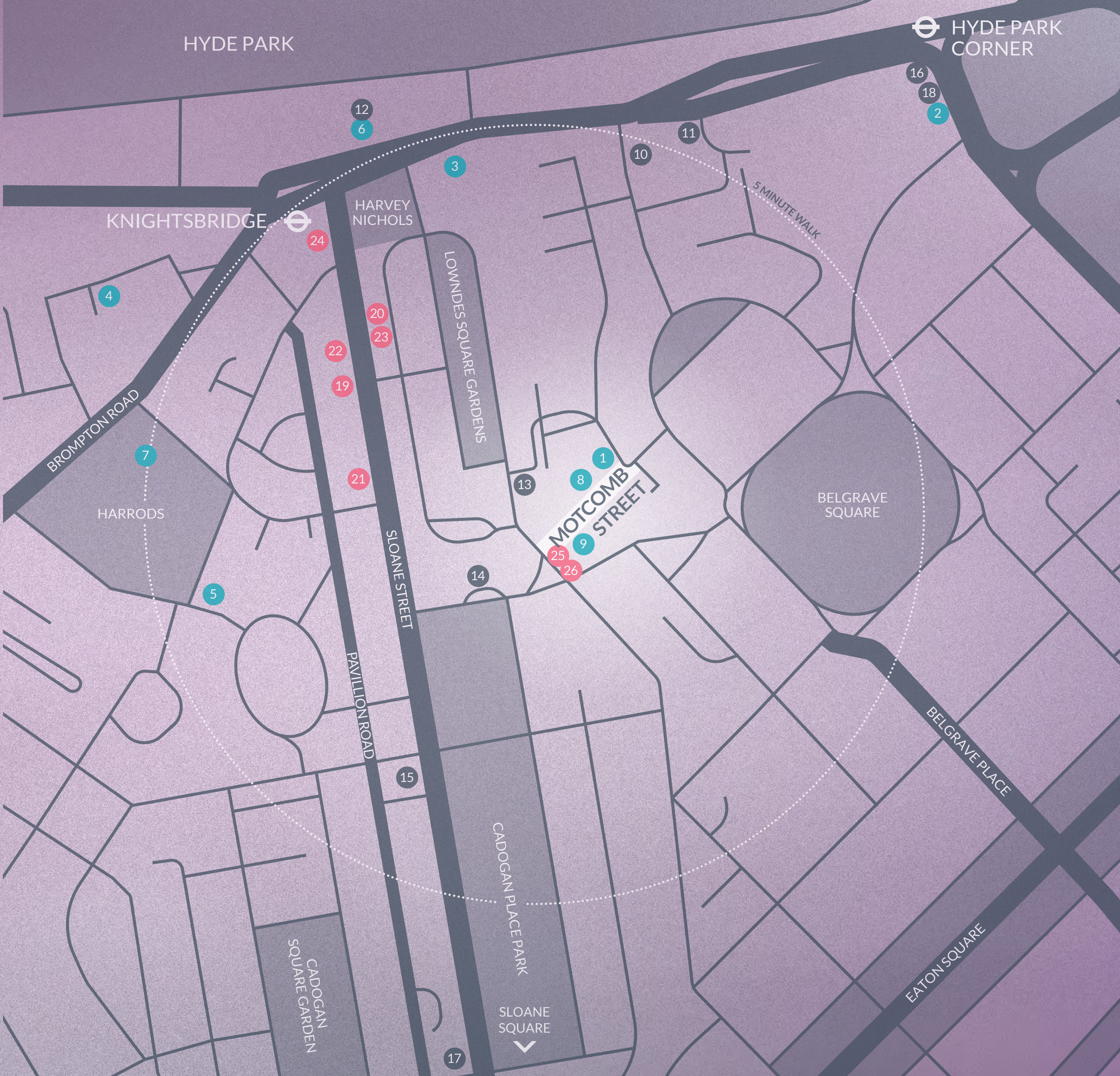
- 1 Petrus
- 2 Brooklands by Claude Bosi
- 3 Nusr-Et
- 4 Zuma
- 5 Harry’s Dolce Vita
- 6 Dinner By Heston
- 7 Baccarat Bar
- 8 Le Café NAC
- 9 Café des Lilas (Bagatelle’s new concept)

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

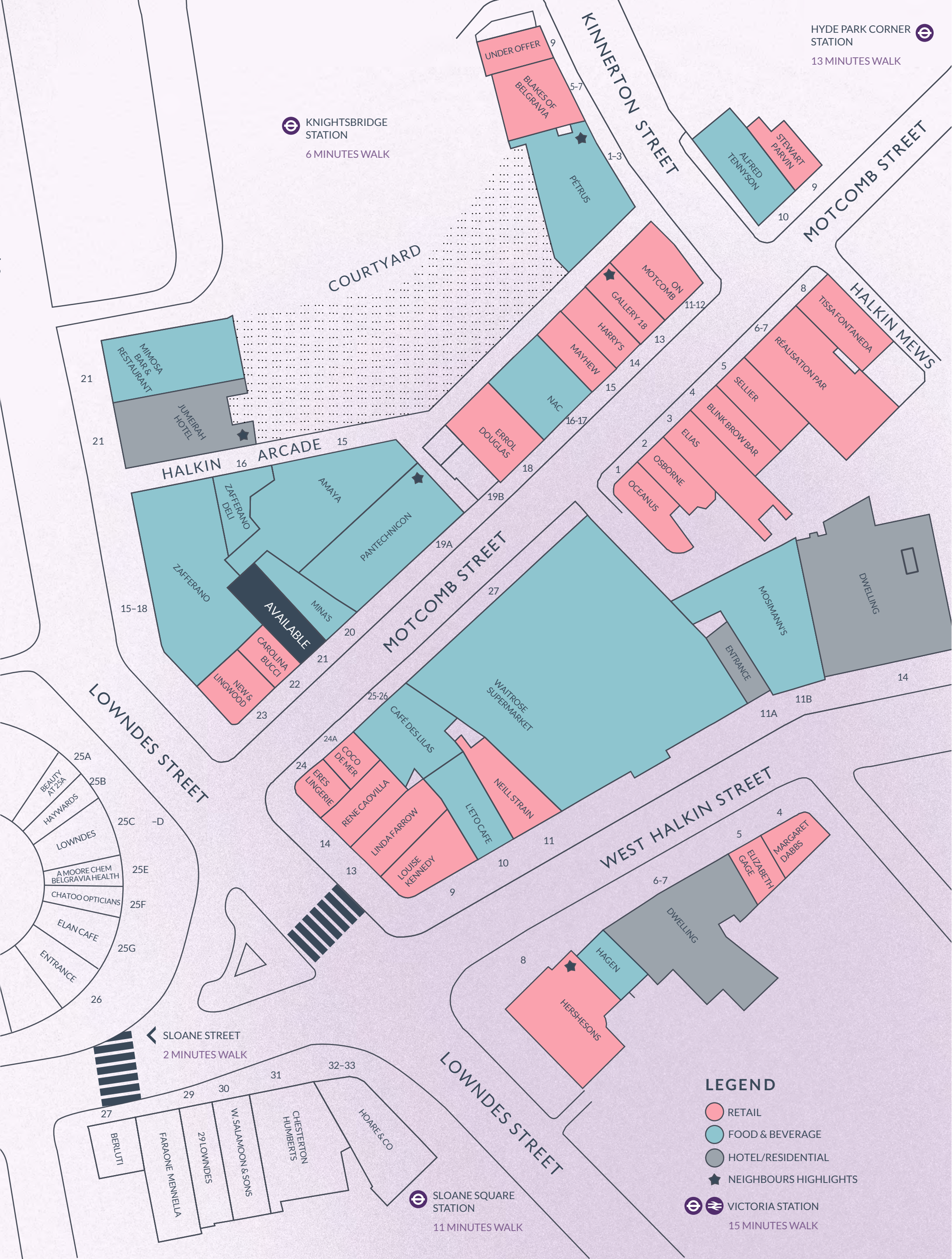


INVESTMENT IN THE AREA

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.



HALKIN COURTYARD



WHO ARE YOUR NEIGHBOURS?



RÉALISATION PAR
6-7 Motcomb Street

Distinctive womenswear label known for their 100% silk dresses and signature in-house prints.



RENÉ CAOILLA
14 Lowndes Street

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



CAFÉ KITSUNE
Ground floor, 19 Motcomb Street

London flagship for the renowned Japanese café concept store with alfresco seating on Motcomb Street.



PANTECHNICON
19 Motcomb Street

Over 5 floors of beautiful Nordic and Japanese inspired dining, showcasing a stunning roof terrace overlooking Motcomb Street.



LINDA FARROW
13 Lowndes Street

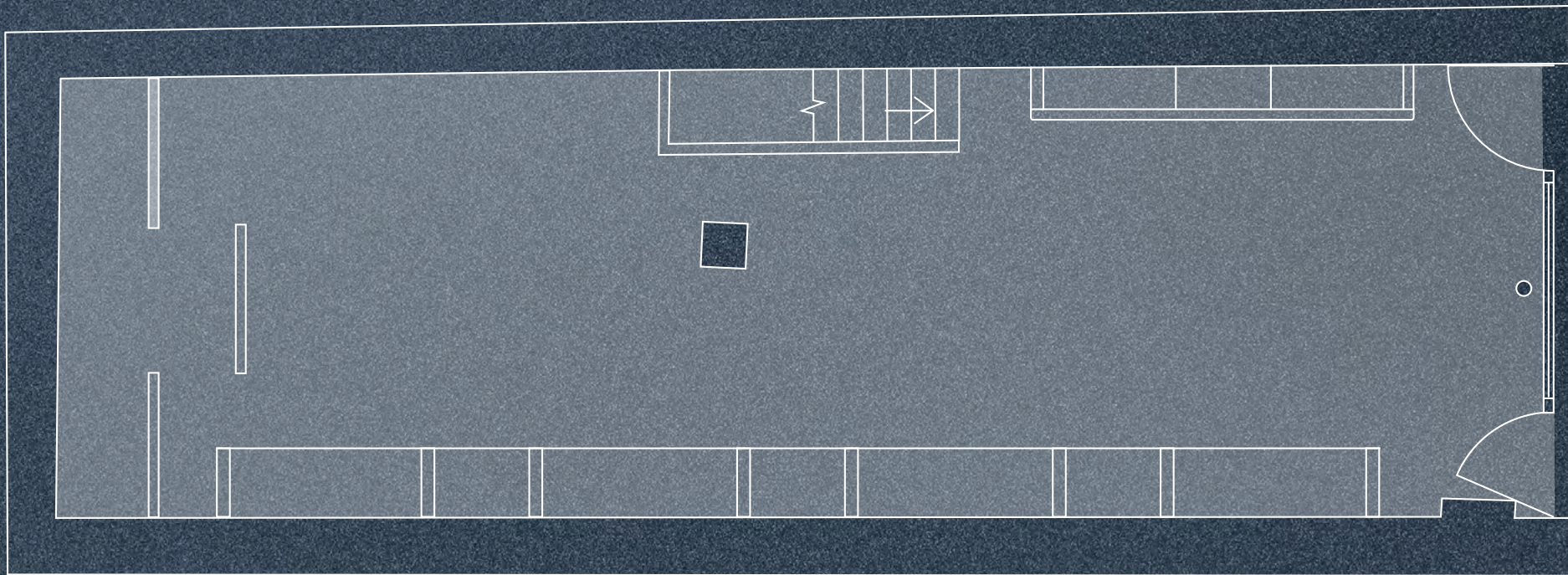
Luxury British eyewear brand celebrated for treating sunglasses as fashion statements and known for it's avant-garde designs

21 MOTCOMB ST: RETAIL PREMISES



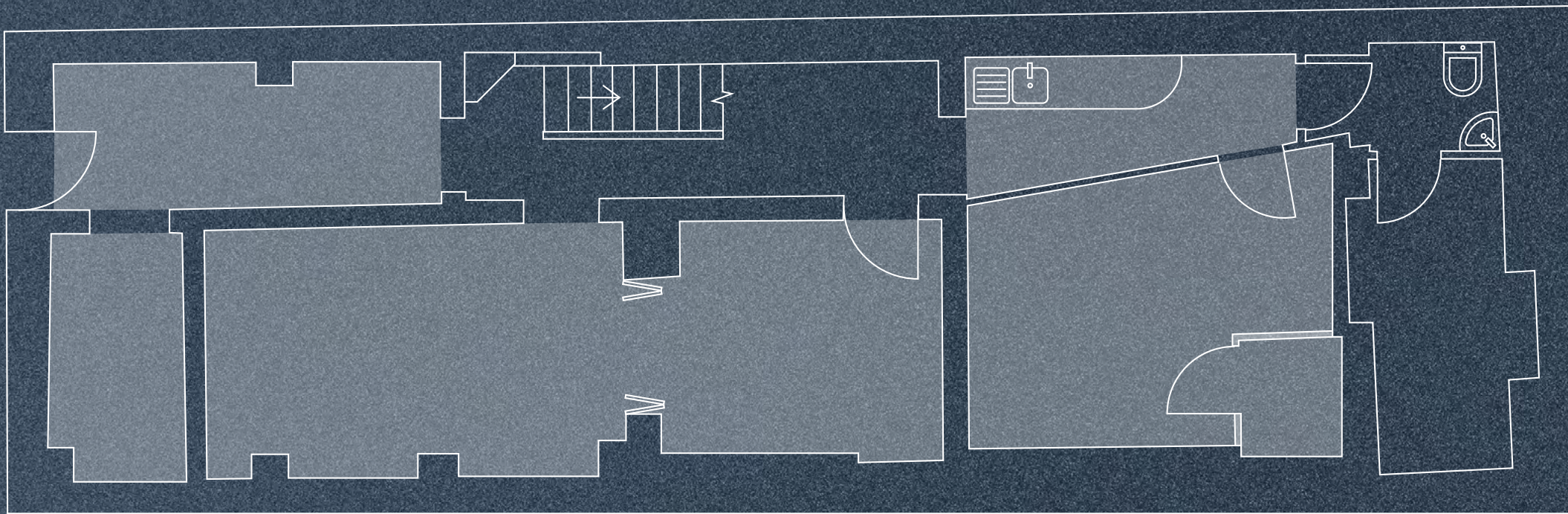
GROUND FLOOR

672 SQ FT
62 SQ M



BASEMENT

712 SQ FT
66 SQ M



TOTAL

1,384 SQ FT
128 SQ M

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 2025/26

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

UBR: 0.575

Rateable value: £82,000

Rates payable 2025/26: £47,150

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

SERVICE CHARGE BUDGET

£2,568

INSURANCE

£3,018

ESTATE SERVICE CHARGE BUDGET

£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.



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