



GROSVENOR

LONDON GRACE

147 Ebury  
Street

CLASS E OPPORTUNITY

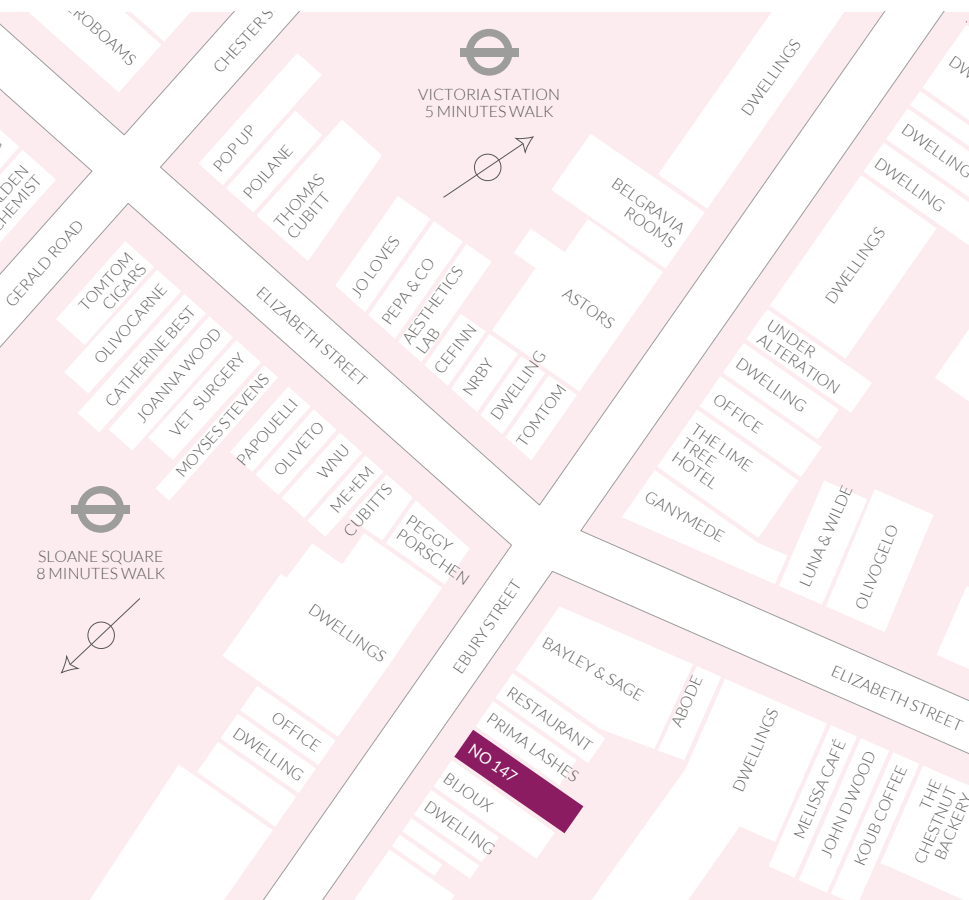


# Ebury Street

Ebury Street connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. 147 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.

147 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 transports 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.

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## ME+EM



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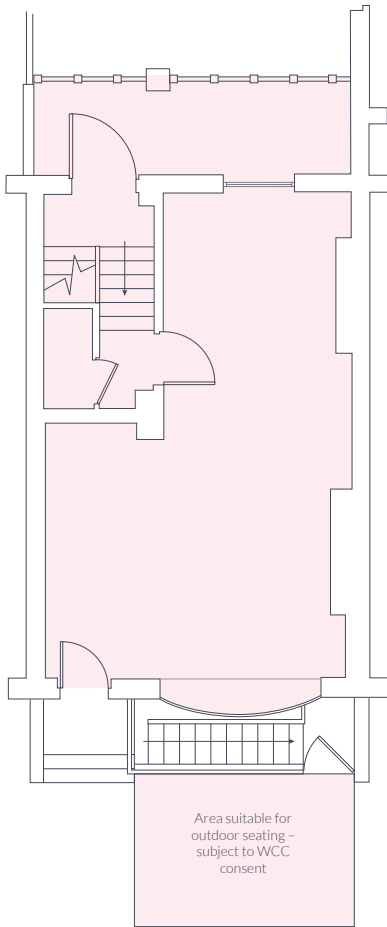
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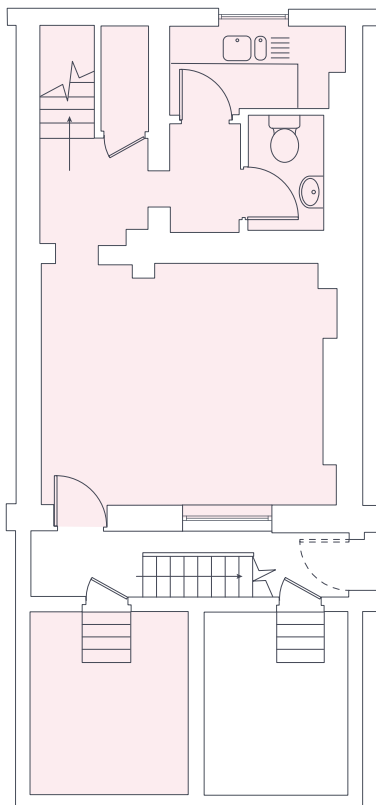




# Specification



GROUND FLOOR



BASEMENT

GROUND FLOOR: 338 SQ FT

BASEMENT: 350 SQ FT

TOTAL AREA: 688 SQ FT

## RENT

£55,000 per annum

## INSURANCE ESTIMATE (2024-25)

£1,479.58 + VAT per annum

## ESTATE MARKETING CHARGE ESTIMATE

£1,720 (£2.50 p sq ft CAP)

## SERVICE CHARGE ESTIMATE (2024-2025)

£4,623.79

## BUSINESS RATES

Rateable value: £24,250

Estimated business rates payable: £12,100.75

*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 agents.



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## Belgravia Village

LONDON

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