



GROSVENOR

49 Elizabeth
Street

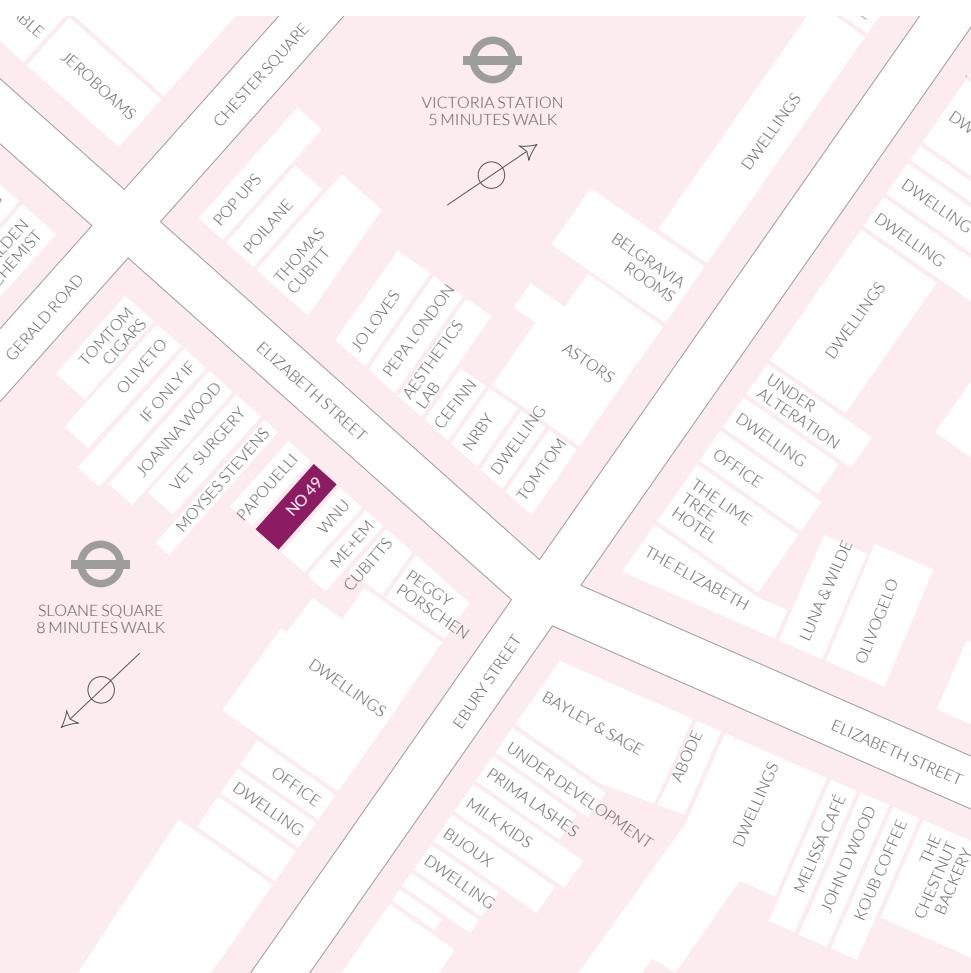
CLASS E OPPORTUNITY



Elizabeth Street

49 Elizabeth Street presents an exciting opportunity to join an array of independent retailers, restaurants and cafés on this beautiful thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area.

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.



Statistics

2024 Footfall - **4.70m**
(22% up on 2023)

2024 Average Retail Transaction Value -

£350
(11% up on 2023)

23,000 ABC1 local workers

72 hotels locally

ME+EM

PENELOPE CHILVERS

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Jo
LOVES

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NIGHTWEAR

PHILIP TREACY
LONDON

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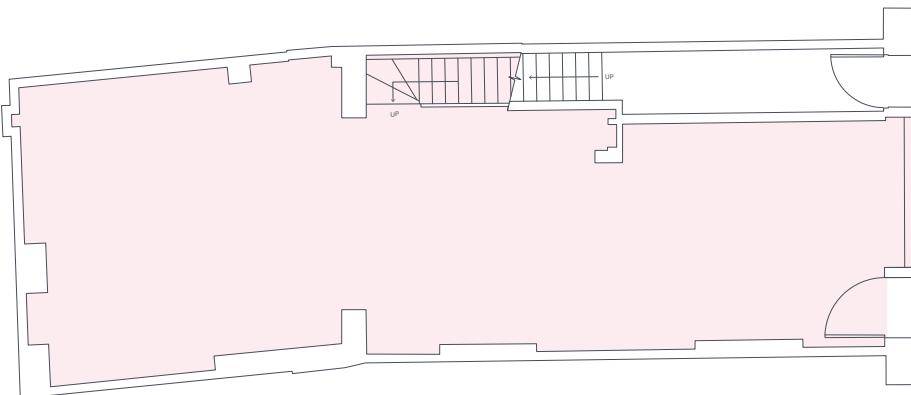
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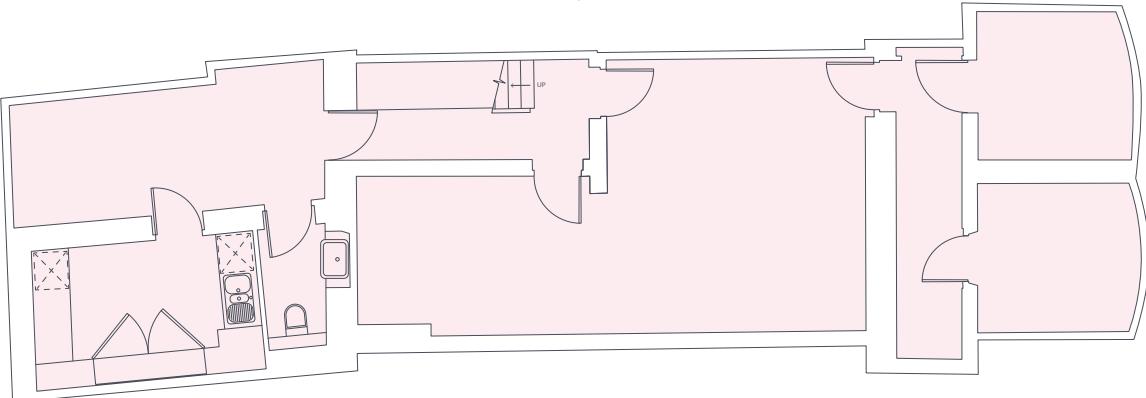
Specification



GROUND FLOOR



BASEMENT



ELIZABETH STREET

GROUND FLOOR: 621 SQ. FT
BASEMENT: 716 SQ. FT

TOTAL AREA: 1,337 SQ FT

RENT
Price upon application

INSURANCE ESTIMATE (2025)
£2,500

SERVICE CHARGE ESTIMATE (2025)
£9,000 (including major works sinking fund)

ESTATE CHARGE
£3,342.50 (£2.50 psf cap)

BUSINESS RATES
The building will be re-rated on completion of the works

EPC
A valid EPC will be provided on request

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.

SPECIFICATION

The unit will be delivered to a white-box specification, with M&E installed, finished walls, finished ceiling, kitchenette and toilet.

VIEWINGS Strictly by appointment via Sole agents:

HanoverGreen
020 3130 6400

Alice Grindrod
agrindrod@hanovergreen.co.uk

William Knight
wknight@hanovergreen.co.uk

@BELGRAVIAVILLAGE

Belgravia Village
LONDON

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