



GROSVENOR

Boutique

papoue

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.

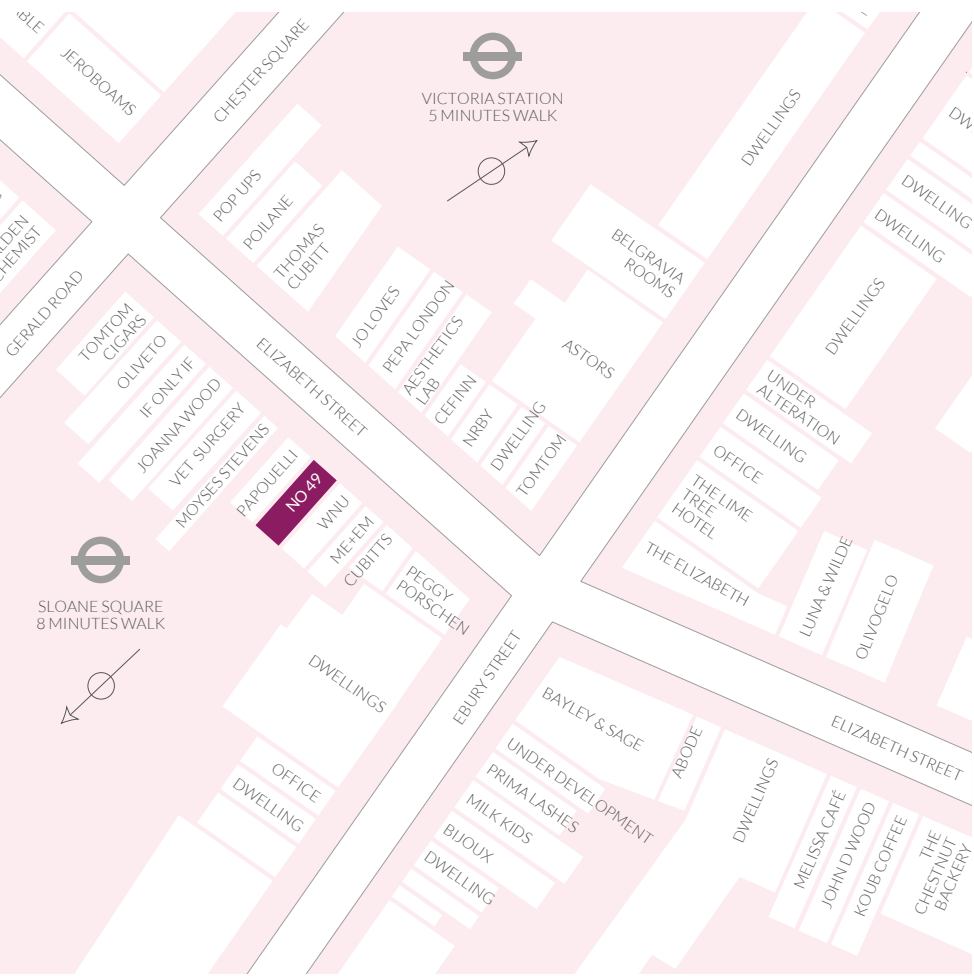
# Statistics

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**

*Cleo*

**Jo**  
LOVES

**WNU**



**IF ONLY IF**  
NIGHTWEAR

**PHILIP TREACY**  
LONDON

*THE  
THOMAS  
CUBITT*

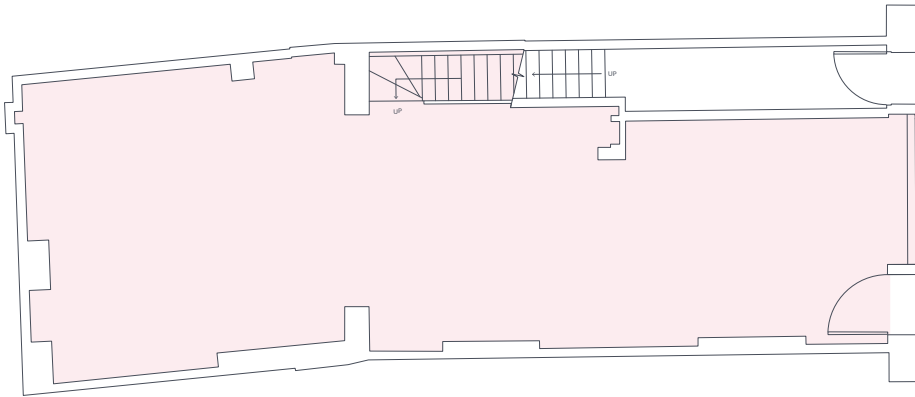
**PEPA**  
LONDON



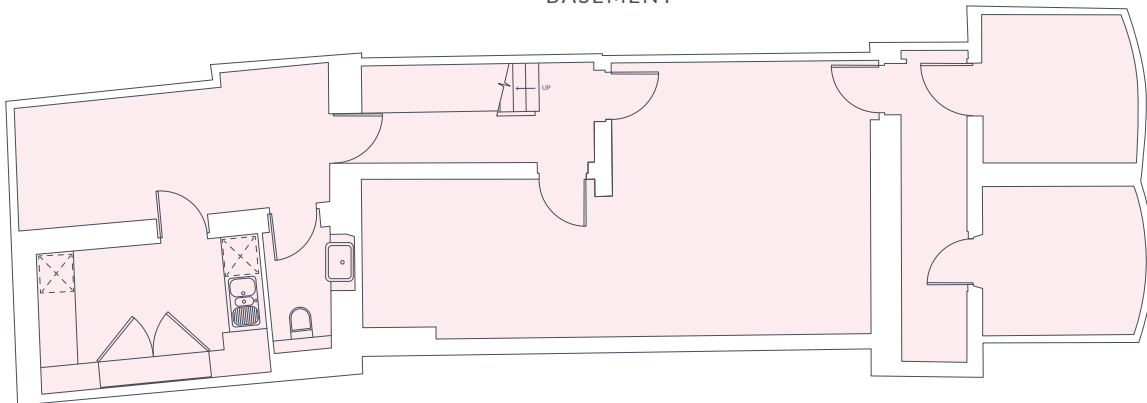
# Specification



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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