

46
PIMLICOROAD

FLAGSHIP RETAIL OPPORTUNITY





ABOVE: Fermoie 53 - 55 Pimlico Road

Pimlico Road forms part of the Pimlico Road Design District, which is home to some of the most important and evocative names in design, interiors and antiques, including **Rose Uniacke, Linley, Howe London, Jamb, Soane Britain, Sibyl Colefax & John Fowler** and **Robert Kime**. Together, these brands define the area's artistic identity and its prestigious reputation. Along with **Carl Hansen, Pinch**, and **The Odd Chair Company**, Chelsea Textiles is an exciting new addition to the street at 40-42 Pimlico Road.

Pimlico Road is in an excellent location situated between Victoria, Belgravia, Chelsea, Pimlico and Battersea. It is more than just a street: it's a thriving community, attracting the world's leading interior designers as well as the most discerning shoppers, who congregate to buy, to discover and to socialise.

The Pimlico Road Design District is the focal point of a vibrant neighbourhood; rarely, at the heart of one of the world's great capital cities, can a genuine village be found. From the farmers' market at Orange Square, to the pub, the church, the convenience store, restaurants and the flower stall: Pimlico Road is the scene of a dynamic and passionate society – at once both locally and globally minded.

About Pimlico Road



THE ODD CHAIR COMPANY





LEFT : The Odd Chair Company
ABOVE : Sibyl Colefax 89 Pimlico Road,
Carl Hansen & Son 48A Pimlico Road,



ABOVE : The Orange 37 - 39 Pimlico Road

Grosvenor's history is rooted in its ownership and active management of its London estate: Mayfair and Belgravia. Originally developed as a residential community in the 1820s, Belgravia has, for two centuries, been the focus of continual change. Today, both Mayfair and Belgravia make vital economic, social and cultural contributions to the capital.

As part of a privately owned international property group, Grosvenor Britain & Ireland is able to take a long-term view of its London estate. This outlook and deep understanding of community results in decision-making that ensures the right balance of uses is achieved, and that great places are created, both now and for future generations.

Grosvenor prides itself on understanding streets, neighbourhoods and cities. From its success in repositioning Mount Street as a world-class luxury shopping destination, to accessing the Knightsbridge customer on Motcomb Street, Grosvenor utilises this knowledge to create great environments where people want to eat, drink, shop and enjoy.

GROSVENOR'S LONDON ESTATE

Grosvenor's vision is to continue to invest and build upon the reputation of the Pimlico Road Design District by attracting like-minded retailers who embody the area's brand values of 'quality, craftsmanship, provenance and heritage', and to ensure its long-term standing as a world-class interior and homewares destination.

As part of this commitment, and in partnership with its tenants, Grosvenor supports a rich ongoing diary of cultural events and consumer engagement programmes, including London Design Festival, London Craft Week, and for the first time in 2019, the Pimlico Road Design District took part in *Collect* by the Crafts Council.

About Grosvenor



ABOVE (Clockwise from top) : Robert Kime of Robert Kime 190 Ebury Street,
Lulu Lytle of Soane 50 - 52 Pimlico Road, Nicola and Christopher Cox of Cox London 194 Ebury Street

Pimlico Road – with its eclectic mix of galleries, interior designers and art and antique shops – has captured imaginations since Mozart composed his first symphony here in the late 1700s. As the street has grown in significance, its bustling scene has spread into adjacent streets, pushing towards the ever-busy Victoria and the modern boutiques of the King's Road – driving yet more footfall and a wider audience to discover its magic. Additionally, the populations of the flourishing surrounding districts of Chelsea and Belgravia have come to see the road as a rich, diverse part of their day-to-day lives.

Over the years, Pimlico Road has maintained its individuality, unashamedly focusing on providing a bespoke, enticing collection of shops; selling services and products, both contemporary and ancient, that are unique across the world.

The Destination





LEFT : Cox London 194 Ebury Street
ABOVE (Clockwise from top) : LINLEY 60 Pimlico Road,
Luke Irwin 20 - 22 Pimlico Road, Soane 50 - 52 Pimlico Road



46 Pimlico Road, located at the heart of the street's activity with a prominent frontage, represents a unique opportunity for a business to join this thriving cultural and commercial scene. Combined with the exceptional quality of local architecture and the distinct offerings from the road's other retailers and hospitality premises, 46 Pimlico Road presents an exciting possibility to be part of something special.

CACI RESULTS FOR PIMLICO ROAD

AVERAGE AGE	43
MALE/FEMALE	51%/49%
DWELL	55 mins
RETAIL SPEND	£492
CATERING SPEND	£44
CONVERSION	7%

DEMOGRAPHICS	16% Affluent Achievers 47% Rising Prosperity
RESIDENT	44%
WORKER	29%
TOURIST	28% (10% Dom/18% International)

TOURIST GROUP	USA	17%
	France	11%
	Australia	10%
	Germany	6%
	Canada	6%

46 Pimlico Road



SLOANE SQUARE STATION
 Holbein Place entrance/exit
 5 minutes walk

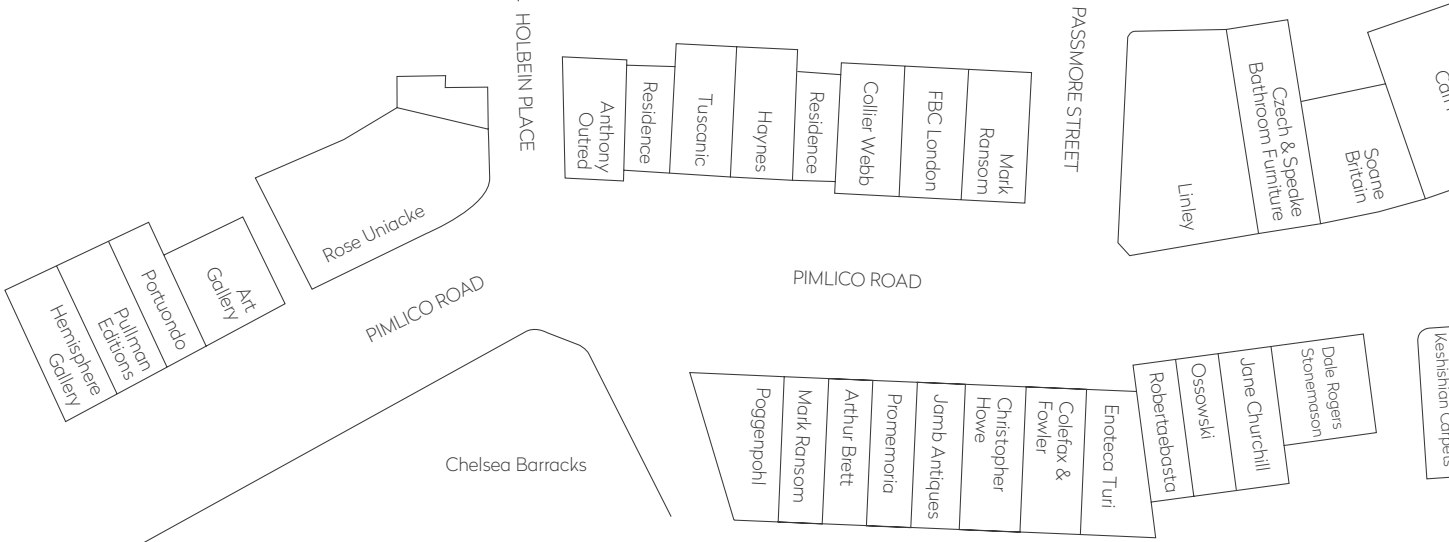
HOLBEIN PLACE

PASSMORE STREET

PIMLICO ROAD

PIMLICO ROAD

Chelsea Barracks



Rose Uniacke

Art Gallery

Portuondo Editions

Hemisphere Gallery

Mark Ransom

FBC London

Collier Webb

Residence

Haynes

Tuscanic

Residence

Anthony Outred

Linley

Czech & Speake Bathroom Furniture

Scone Britain

Keshishian Carpets

Dale Rogers Stonemason

Jane Churchill

Ossowski

Robertaeabasta

Enoteca Turi

Colerax & Fowler

Christopher Howe

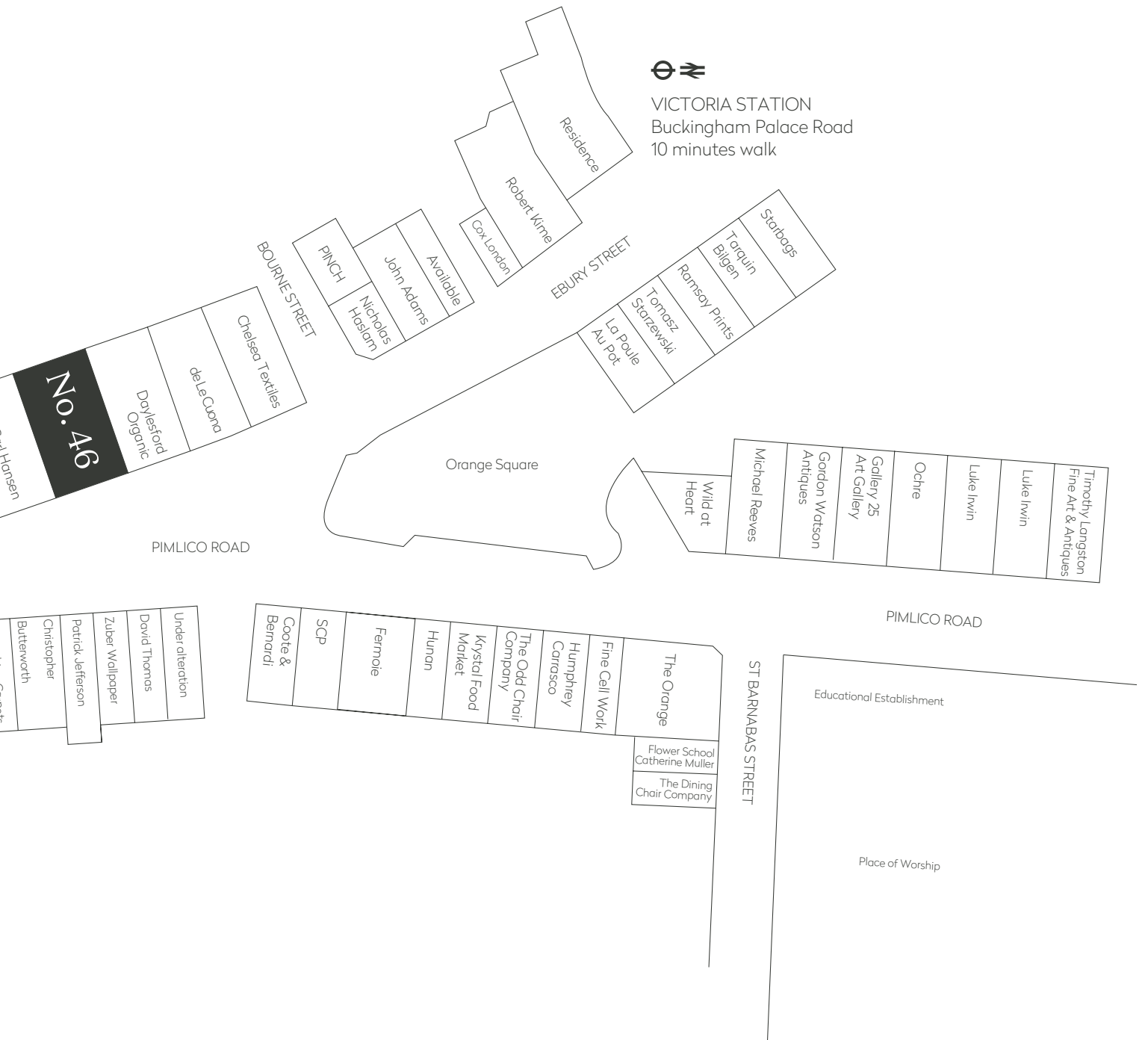
Jamb Antiques

Pronemoria

Arthur Brett

Mark Ransom

Poggenpohl

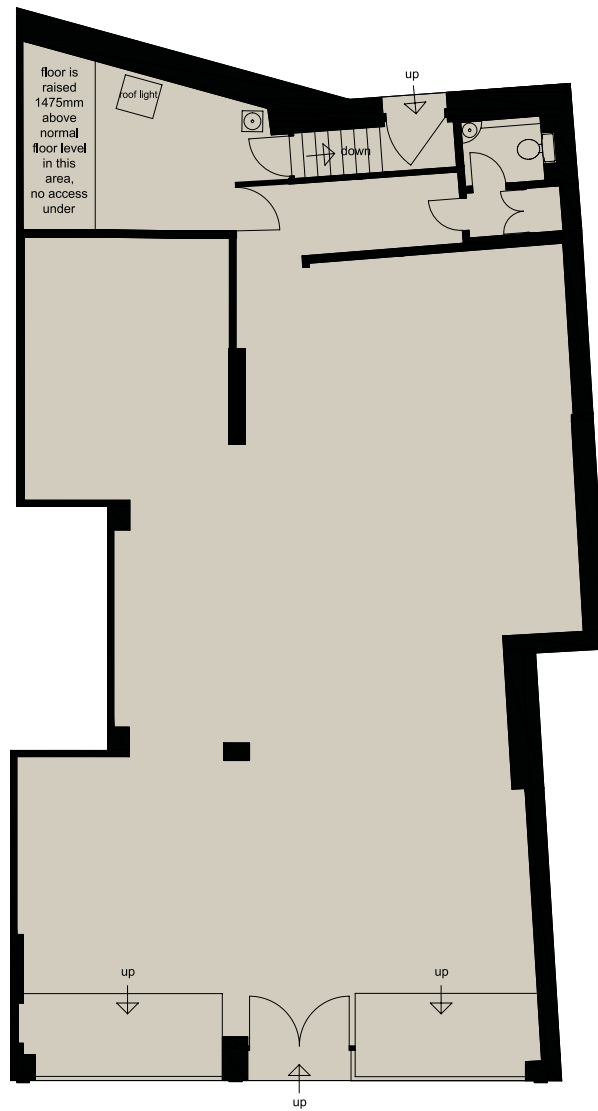
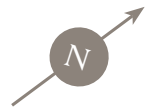


The Area



RIGHT : The Dining Chair Company 4 St Barnabas Street
ABOVE (Clockwise from top) : PINCH 46 Bourne Street, Luke Irwin 20 - 22 Pimlico Road
Rose Uniacke 76 - 84 Pimlico Road, OCHRE 24 Pimlico Road, Jamb 95 - 97 Pimlico Road





Ground Floor

AREAS:

46 Pimlico Road is an A1 retail unit which comprises: Ground Floor: 1,664 sq ft.
Ground Floor Sales: 1,414.4 sq ft, Ground Floor Storage: 249.6 sq ft.
All dimensions and areas are approximate.

QUOTING RENT: £175,000 per annum.

RATES:

2017 Rateable Value – £93,000.
Rates Payable – £47,709.

TERMS:

The unit will be available on standard Grosvenor terms. Any lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC rating: D

TIMING: The unit is available for occupation immediately.

VIEWINGS: Strictly by appointment through the joint agents.

SPECIFICATION: The unit will be let as seen.



Charlotte Roberts
077 3844 8338
charlotte@brucegillinghampollard.com

Lucy Cope
075 9526 7866
lucy@brucegillinghampollard.com



Sasha Riddle
020 7487 1607
sasha.riddle@colliers.com

Lizzie Knights
020 7484 1654
lizzie.knights@colliers.com

Colliers International and Bruce Gillingham Pollard give notice that these particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract.

Details are given without any responsibility and any intending purchasers. Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International or Bruce Gillingham Pollard has any authority to make any representation or warranty whatsoever in relation to this property. April 2019.



ZABOU



GROSVENOR