

No.6-7

MOTCOMB STREET



SWI



THE LONDON ESTATE 20-YEAR VISION

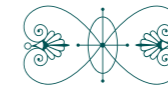
Grosvenor is grounded by its 'Living Cities' strategy that endeavours to create, invest and manage an internationally diversified group of properties and places that contribute to the enduring success of cities.

A core asset to this portfolio is the London Estate, first developed in the early 18th century and still actively managed today. Belgravia and Mayfair now have a global reputation, reflecting their position for centuries as being amongst the most desirable residential quarters of London. Today, they are truly evolving retail destinations. To maintain this reputation, Grosvenor constantly seeks to improve these neighbourhoods; refreshing buildings and nurturing the public realm to actively create a sense of place.

Recognising the quality of the architecture and intimate scale of Motcomb Street, Grosvenor recently undertook a public realm improvement project to prioritise pedestrian access and allow for outdoor seating and future animation of the street. The works extended to Kinnerton Street in 2018, improving the design and accessibility of the Halkin Arcade.

The upgrades have allowed for ultrafast broadband to be installed, with free public Wi-Fi access within the area local to the public realm improvements.





MOTCOMB STREET

Motcomb Street plays home to the future of fashion through combining up-and-coming boutique brands with luxury designers renowned the world over. Childrenswear brand Marie Chantel has recently chosen Motcomb Street to relocate their flagship London store, and will join the line up of Christian Louboutin and Eres, together with Carolina Bucci who has recently upsized and re-committed for a further 10 years to the street.

There are many places to discover and enjoy within the street, including neighbourhood cafés and restaurants such as foodie-favourite Ottolenghi. The soon-to-be launched six-floor Pantechnicon building will also serve as a destination for fashion, art and culture, as well as retail and restaurants. In more recent months the street has played host to popups, including the likes of the burgeoning fashion label Camilla Elphick and London-based artist Luke Edward Hall.

2019 marks an exciting year for Motcomb Street with the launch of an unprecedented arts, culture and fashion programme; including Belgravia in Bloom, where this year's theme is 'The Language of Flowers' alongside a handful of exciting collaborations such as the Daily Dress Edit – London's first Insta-store.



Ottolenghi- 13 Motcomb St



Christian Louboutin- 23 Motcomb St



Carolina Bucci- 22 Motcomb St

SHOPPER SNAPSHOT

DWELL TIME:
45mins

DEMOGRAPHICS:
27% Highest earning consumers
51% Affluent younger consumers
51% Female 49% Male
41% Worker

TOURIST GROUPS:
19% USA
9% France
8% Germany
7% Italy
5% Canada

Source: Acorn CACI groupings 2017

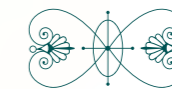


Menwear

Belgavia

beliuseven

Matcomb



PANTECHNICON

Inspired by Japanese and Nordic cultures, Pantechicon is an exciting international retail destination, inviting customers on a journey of food, drink, retail and style experiences over five floors of urban warehouse interiors of the historic London building located on Motcomb Street.



Luke Edward Hall pop-up- 8 Motcomb St



Step onto Motcomb St



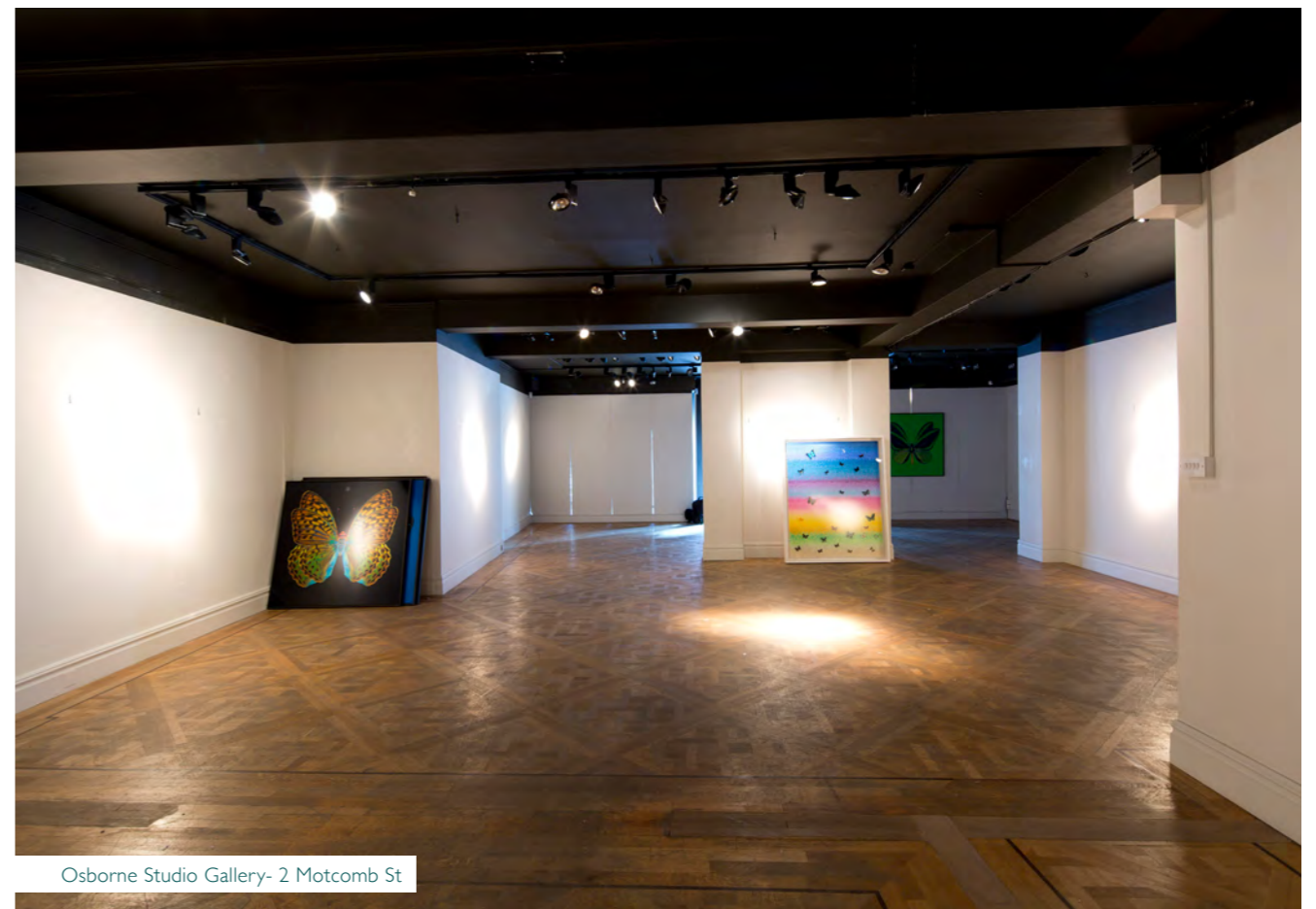
Maison Cortthay- 24A Motcomb St



Shrimps pop-up- 22 Motcomb St



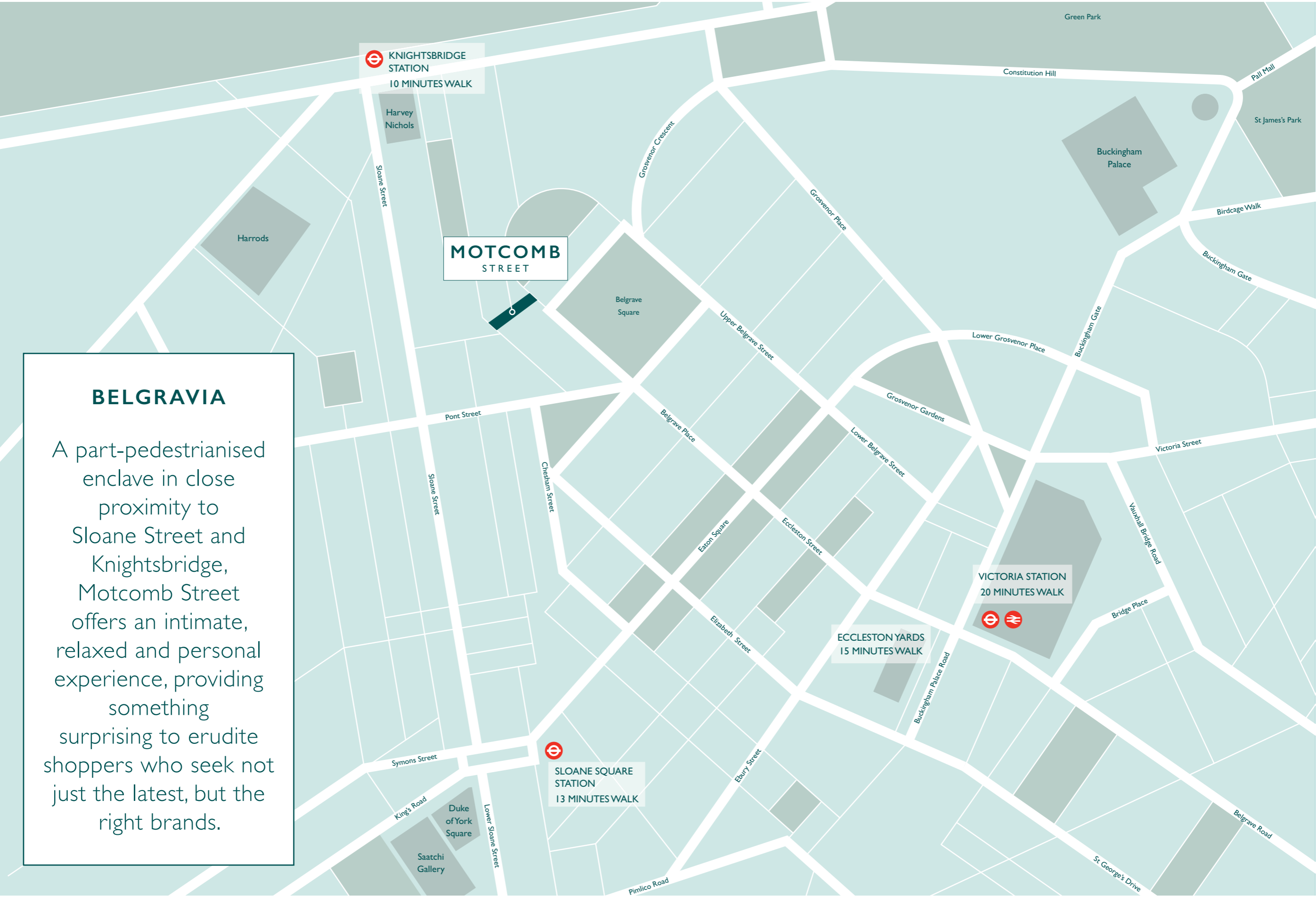
ON Motcomb- 11-12 Motcomb St



Osborne Studio Gallery- 2 Motcomb St





Elizabeth St




 **KNIGHTSBRIDGE STATION**
10 MINUTES WALK

MOTCOMB STREET

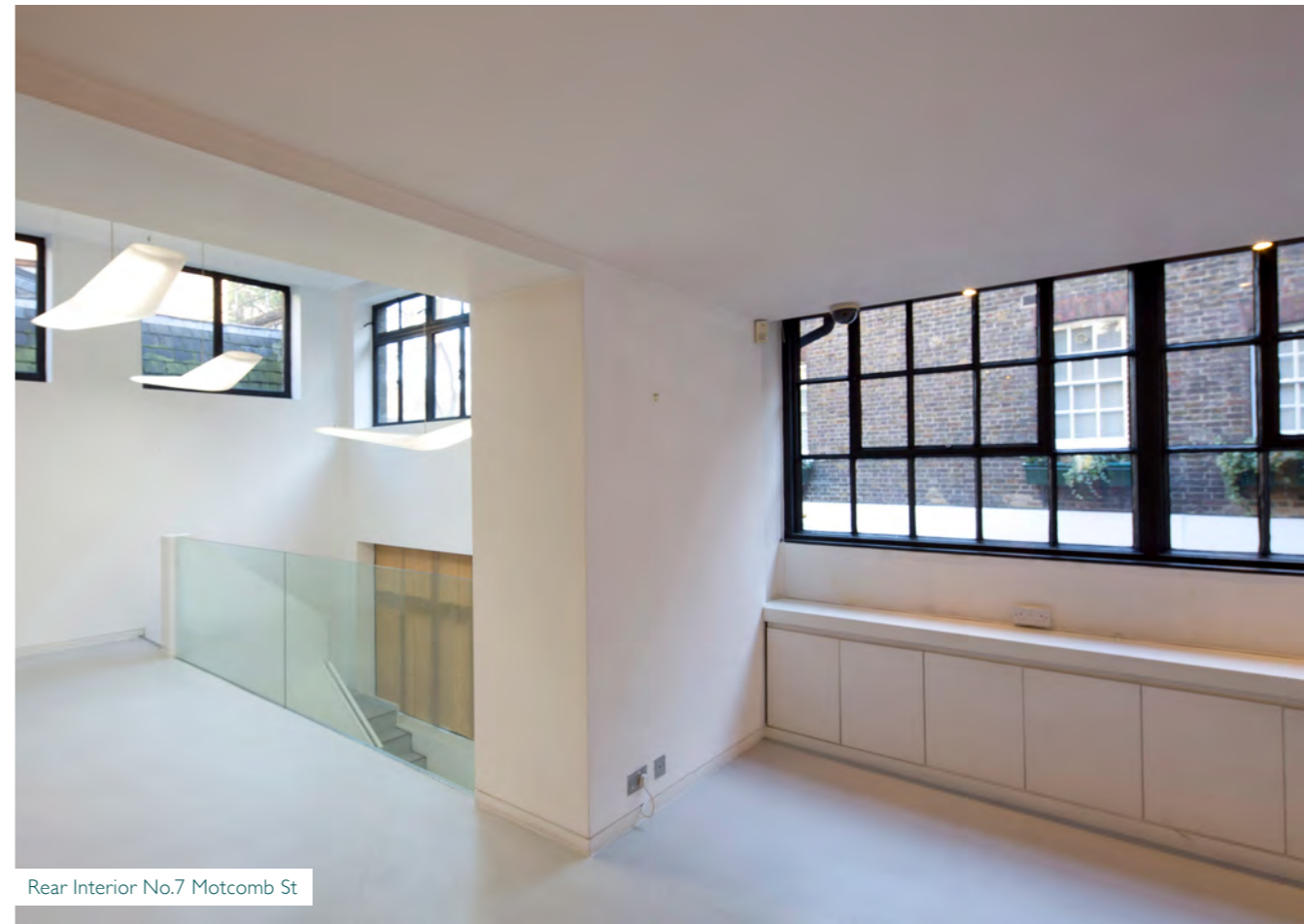
  **VICTORIA STATION**
20 MINUTES WALK

ECCLESTON YARDS
15 MINUTES WALK

 **SLOANE SQUARE STATION**
13 MINUTES WALK

BELGRAVIA

A part-pedestrianised enclave in close proximity to Sloane Street and Knightsbridge, Motcomb Street offers an intimate, relaxed and personal experience, providing something surprising to erudite shoppers who seek not just the latest, but the right brands.



Rear Interior No.7 Motcomb St



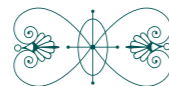
No.6 Motcomb St



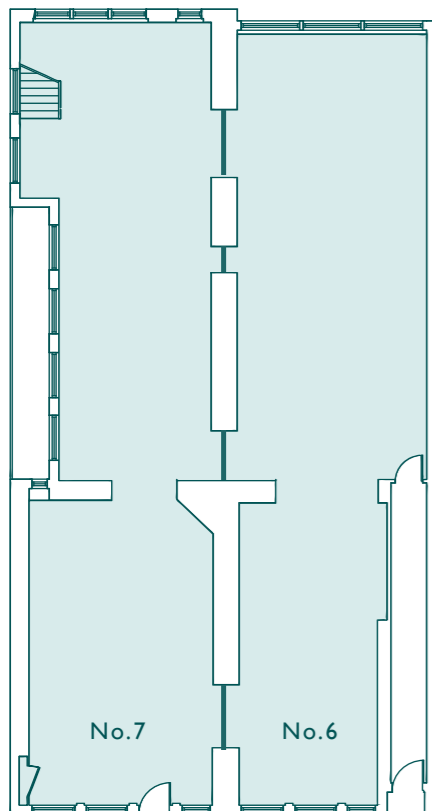
Basement No.6 Motcomb St



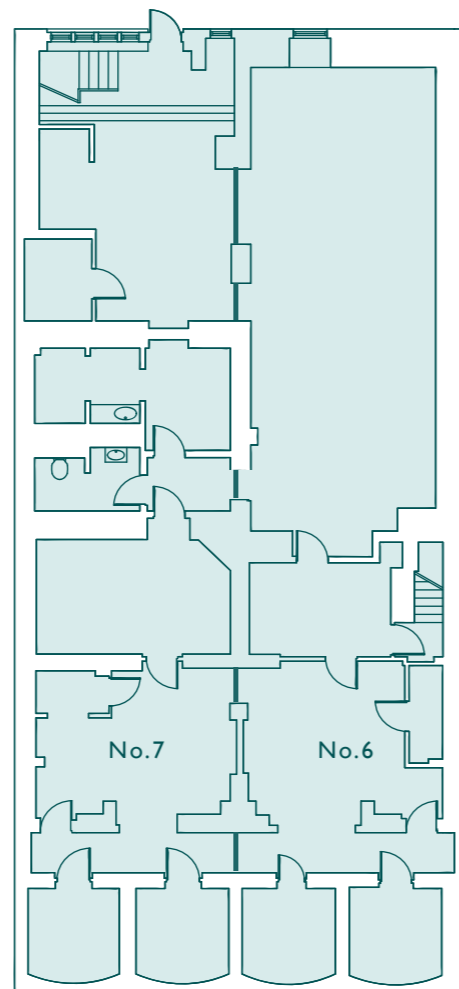
Ground & Basement No.7 Motcomb St



SPLIT LEASE DETAILS



Ground Floor



Basement

Area	No.6	No.7
Ground Floor	892 sq ft	888 sq ft
Basement Sales	838 sq ft	865 sq ft
Basement Ancillary	148 sq ft	153 sq ft
Total	1,987 sq ft	2,015 sq ft

Rent

Upon Application

Rates

Approximate Rateable Value, 6: £120,431
Approximate Rates Payable, 6: £61,781

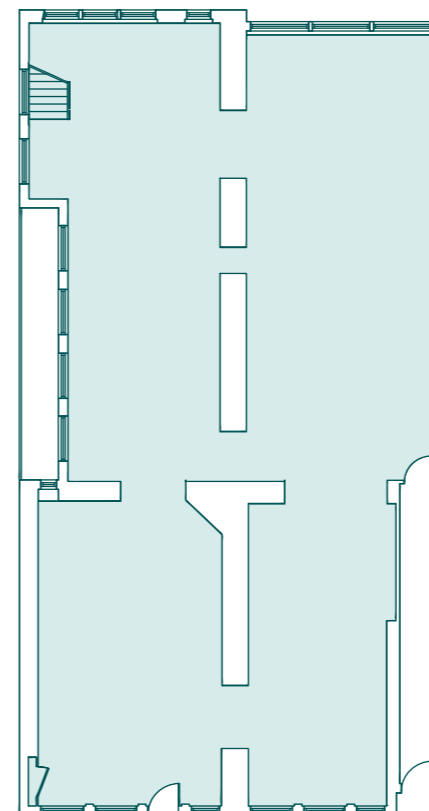
Approximate Rateable Value, 7: £122,569
Approximate Rates Payable, 7: £62,878

EPC

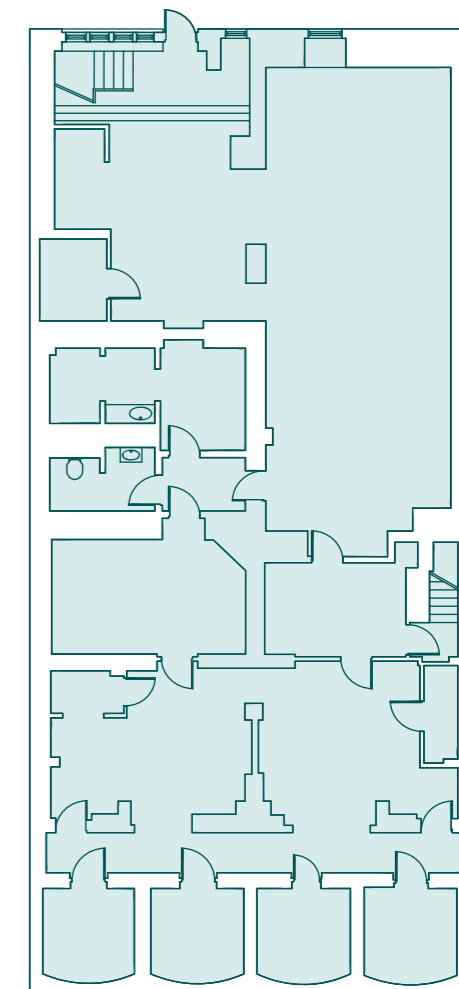
The EPC rating: C 68



WHOLE LEASE DETAILS



Ground Floor



Basement

Area	No.6-7
Ground Floor	1,859 sq ft
Basement Sales	1,762 sq ft
Basement Ancillary	311 sq ft
Total	4,150 sq ft

Rent

Upon Application

Rates

Rateable Value: £243,000
Rates Payable: £124,659

EPC

The EPC rating: C 68

Terms: Each lease 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.

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VIEWINGS

Strictly by appointment through the sole agent.

Agent contact details

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GROSVENOR