



GROSVENOR

73 ELIZABETH STREET, LONDON, SW1

A UNIQUE RETAIL OPPORTUNITY

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Location

73 Elizabeth Street is located within the renowned village environment of South Belgravia; home to fashion and accessory boutiques, and high quality community retailers.

The area is well-regarded as an established food and beverage area with operators including Thomas Cubitt, Tom Tom Coffee House & Peggy Porschen, in addition to the recent letting to renowned patisserie chef Dominique Ansel's first UK bakery.

The boutique is situated in the heart of Elizabeth Street, opposite Baker and Spice and alongside Mungo & Maud, Jo Loves and Donna Ida, as well as recently opened ME+EM and Loquet London Pop Up. The location benefits from close proximity to Victoria and Knightsbridge underground stations as well as Sloane Square.

Description

The premises comprise of the following approximate areas over Ground Floor only:

Net Frontage	11.4 ft	3.47 m
Ground Floor	237 sq ft	22 sq m

Terms

New FRI lease for a term to be agreed on standard Grosvenor terms, contracted outside the security of tenure provisions of the Landlord and Tenant 1954 Act (Part II as amended).

Quoting Rent

£37,500 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

Planning

The premises benefits from use A1 of the Town and Country Planning Act.

Service Charge

Service charge details are available on request.

Rates

We are verbally advised by the Rating Authority that the property has the following rating assessment:

Rateable Value	£29,250
Rates Payable	£14,010

Interested parties are advised to make their own enquiries with the local rating department for verification purposes.

Costs

Each party is to bear all associated costs in documenting the letting.

EPC

An EPC is available on request.

Viewing

Viewings are appointment only and can be arranged via agents:

Colliers International

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