

20-22
PIMLICOROAD

A1 RETAIL UNITS TO LET



Jane Churchill Interiors

OSSOWSKI

CIANCIMINO

STECA

HOWE

LINLEY



ABOVE: Wild at Heart,
30 Pimlico Road

Just a stone's throw from Sloane Square lies an inspiring creative and commercial hub. The Pimlico Road Design District is more than just a street: it's a thriving community, attracting the world's leading interior designers and the most discerning shoppers.

The street 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, restaurants and the flower stall: the Pimlico Road Design District is the scene of a dynamic and visionary society – at once both locally and globally minded.

The eclectic mix of internationally renowned craftsmen, designers and antique dealers that can be found in this unique corner of London is the essence behind the charm of the Pimlico Road Design District.

About Pimlico Road



TOP LEFT: Fermoie 53-55 Pimlico Road,
TOP RIGHT: Rose Uniacke 76 Pimlico Road,
ABOVE LEFT: LINLEY 60 Pimlico Road,
ABOVE RIGHT: SCP 57 Pimlico Road

TOP : Cox London 194 Ebury Street, Robert Kime 190 Ebury Street
ABOVE: The Odd Chair Company 45 Pimlico Road



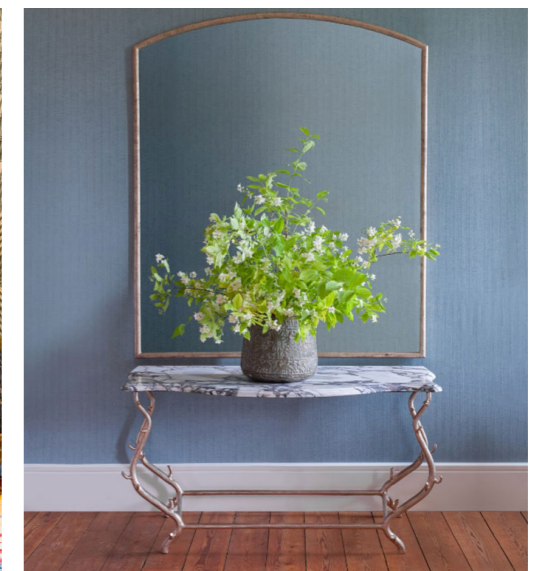
The Pimlico Road Design District has captured imaginations since Mozart composed his first symphony here in the late 1700s.

The extraordinary talent of the most evocative names in the industry, such as Rose Uniacke, Linley, Howe London, Jamb, Soane Britain, Sibyl Colefax & John Fowler and Robert Kime to name a few, nestles alongside the inviting atmosphere of the local restaurants and cafés.

The unique way in which the Pimlico Road Design District has evolved underpins its unparalleled character and makes it the hidden gem that attracts designers and their customers from across the globe.

“The area offers the sculptural and the decorative, as well as serious and academic pieces; it has it all.”

Christopher Cox, Cox London



ABOVE (Clockwise from top) : LINLEY 60 Pimlico Road, Luke Irwin 20 - 22 Pimlico Road, Soane 50 - 52 Pimlico Road



Nestled between Ochre and Jet & Co, 20 and 22 Pimlico Road represent an exciting opportunity for prospective occupiers to join the leading names in interior design and antiques in the thriving atmosphere of culture, collaboration and community that makes up the Pimlico Road Design District.



CACI RESULTS FOR PIMLICO ROAD

AVERAGE AGE	42
MALE/FEMALE	52%/48%
DWELL	55 minutes
RETAIL SPEND	£492
CATERING SPEND	£44
CONVERSION	7%

DEMOGRAPHICS

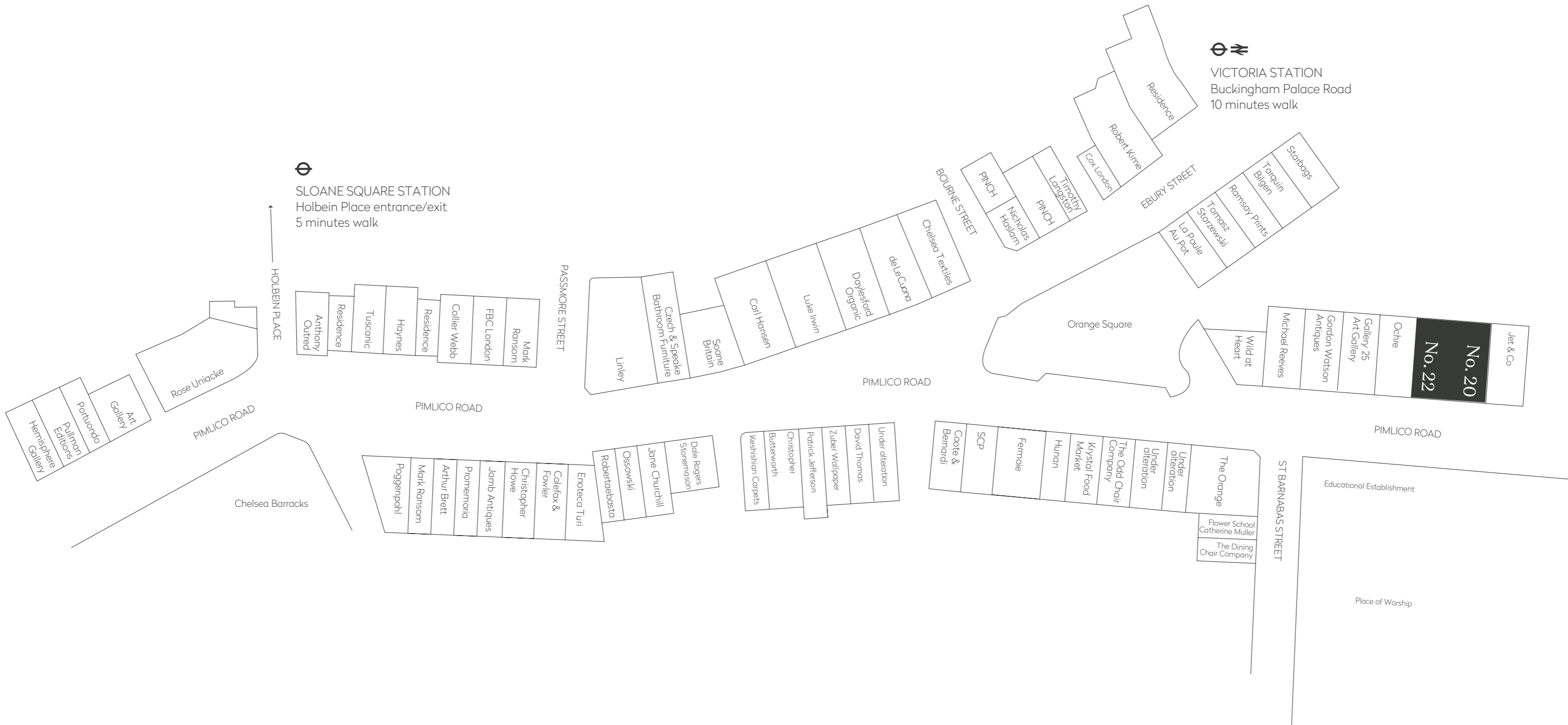
RESIDENT	44%
WORKER	29%
TOURIST	28%
	(10% Dom/18% International)

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



LEFT: 20-22 Pimlico Road,
Pimlico Road

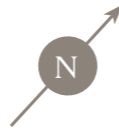
20-22 Pimlico Road



The Area



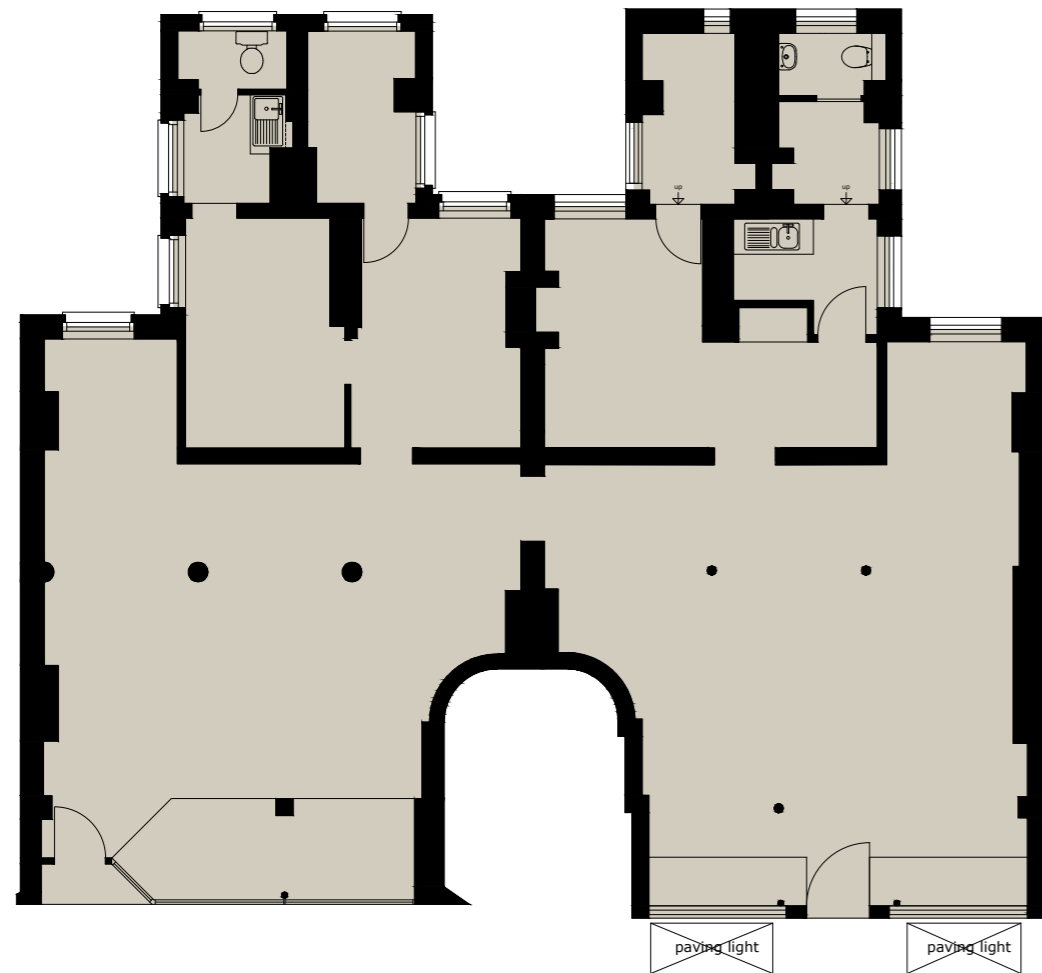
RIGHT : Soane Britain 50 - 52 Pimlico Road
ABOVE (Clockwise from top) : PINCH 46 Bourne Street, The Odd Chair Company 45 Pimlico Road
Carl Hansen 48A Pimlico Road, OCHRE 24 Pimlico Road, Jamb 95 - 97 Pimlico Road



Units 20 and 22 are available on either an individual or combined basis. The areas for the individual units are:

Unit 20: Ground floor sales space 618 sq ft; rear rooms 220 sq ft; kitchen space 49 sq ft.

Unit 22: Ground floor sales space 591 sq ft; rear rooms 231 sq ft; kitchen space 89 sq ft.



No. 22

No. 20

QUOTING RENT: £120,000 pax for the combined unit, or £60,000 pax for either 20 or 22 individually.

2019/20 Rateable Value: 20b Pimlico Road – £40,500, 22 Pimlico Road – £39,000

2019/20 Rates Payable: 20b Pimlico Road – £20,412; 22 Pimlico Road – £19,656

Parties are advised to make their own enquiries to verify these figures.

LEASE 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: C – 64.

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
07738 448338
charlotte@brucegillinghampollard.com

Lucy Cope
07595 267866
lucy@brucegillinghampollard.com



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

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

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THE AREAS FOR THE COMBINED UNIT, NO. 20-22, ARE AS FOLLOWS:

GROUND FLOOR SALES SPACE: 1209 SQ FT;

REAR ROOMS 451.5 SQ FT, KITCHEN SPACE 137.5 SQ FT



GROSVENOR