



ELIZABETH ST

No. 34

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The London
Estate 20-Year Vision

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Clockwise from left:
ME+EM
Eccleston Yards
Elizabeth Street
Jo Loves
Thomas Cubitt



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 that reputation Grosvenor constantly seeks to improve these neighbourhoods, refreshing buildings and nurturing the public realm to actively create a sense of place.

“I’m incredibly proud that Luna Mae London is positioned in Belgravia alongside some other beautifully unique British brands. The community spirit and the treasure trove of individual stores found on Elizabeth Street is something that hugely attracted me.”

CLAUDIA LAMBETH, LUNA MAE

ABOUT ELIZABETH STREET

Clockwise from left:
Beulah
Donna Ida
ME+EM
ME+EM
Luna Mae



As much a social outing as a shopping destination, Elizabeth Street is a well-known hang-out spot, visited as part of a day out in South Belgravia. Elizabeth Street is home to a sophisticated retail offering of premium fashion brands and independents, with workers, families and residents also attracted by its local amenities, cafés and social activities. Workers from nearby Eccleston Yards and the surrounding streets love the lunch break convenience of the high-quality retail and food offering, a welcome alternative to last minute online shopping!

Curated design is a characteristic true to the brands situated on Elizabeth Street. The lineup includes leading established brands such as Philip Treacy, Donna Ida, Peggy Porschen, Jo Loves and recently signed ME+EM and Luna Mae. The street also supports a collection of luxe independent retailers such as Italian bootmaker Stivaleria Cavallin and covetable homeware brand Summerhill and Bishop. Brands are fashionable yet classic, serving an intelligent shopper who values quality, time and wellbeing.

UPCOMING CAMPAIGNS AND EVENTS

Elizabeth Street will feature an exciting line-up of campaigns and events throughout 2018, appealing intelligent shoppers who will always have a reason to return.

Events

Elizabeth Street is set to draw in the Chelsea Flower Show crowds with 'Belgravia in Bloom', a six day floral festival featuring delightfully whimsical floral displays.

This year, Grosvenor will partner with the V&A's hotly anticipated Frida Kahlo exhibition for a Frida-themed event, which will be brought alive by the experiential installation, 'Frida's Parlour', appearing exclusively on Elizabeth Street.

Later during the year, Elizabeth Street will play host to the famous Belgravia Christmas Sunday market, now in its twelfth year, and hopes to see the return of the sold-out Father Christmas in Residence, a magical storytelling experience for children.

Launching soon...

Just next door, Eccleston Yards will launch as a new destination for dining, shopping, wellbeing and co-working, kicking off with the opening of cult fitness studio, Barry's Bootcamp.

UPCOMING CAMPAIGNS AND EVENTS

Clockwise from left:
Belgravia Christmas Sunday
Eccleston Yards
Peggy Porschen
Father Christmas in Residence





VICTORIA STATION
7 MINUTES WALK



SLOANE SQUARE
8 MINUTES WALK

THE AREA

Elizabeth Street is within five minutes walk to Victoria station and eight minutes walk to Sloane Square station, with excellent transport links to London's underground network via Victoria, Circle and District Lines. Victoria Main Line provides access to Gatwick Airport, the south and south east of the country.

DEMOGRAPHICS:

25% Highest earning consumers
 44% Affluent younger consumers
 39 Average age
 53% Female 47% Male

DWELL TIME:

46 mins

TOURIST GROUPS:

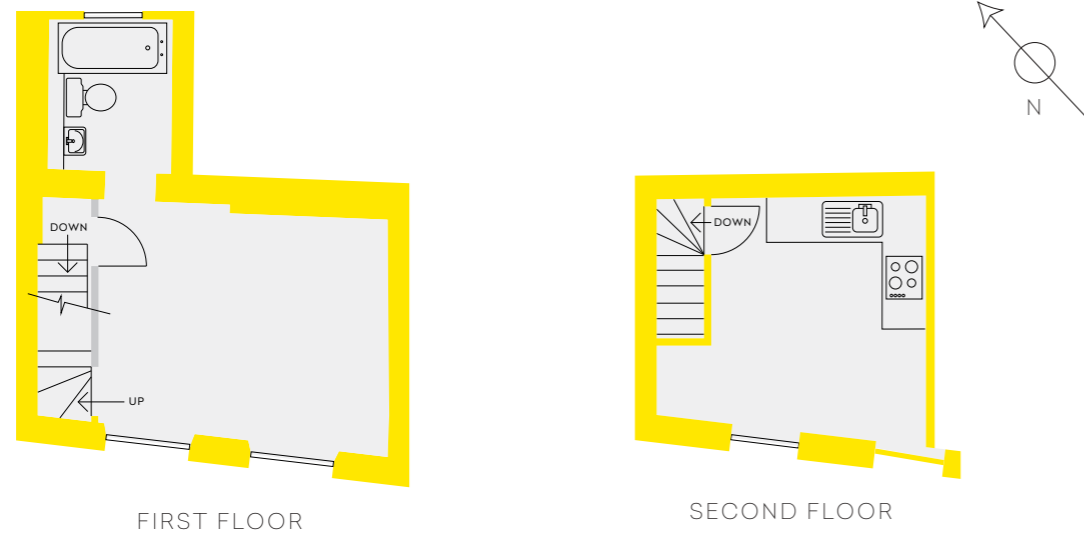
18% USA
 8% France
 8% Germany

Source: Acorn CACI groupings 2017

ABOUT THE UNIT

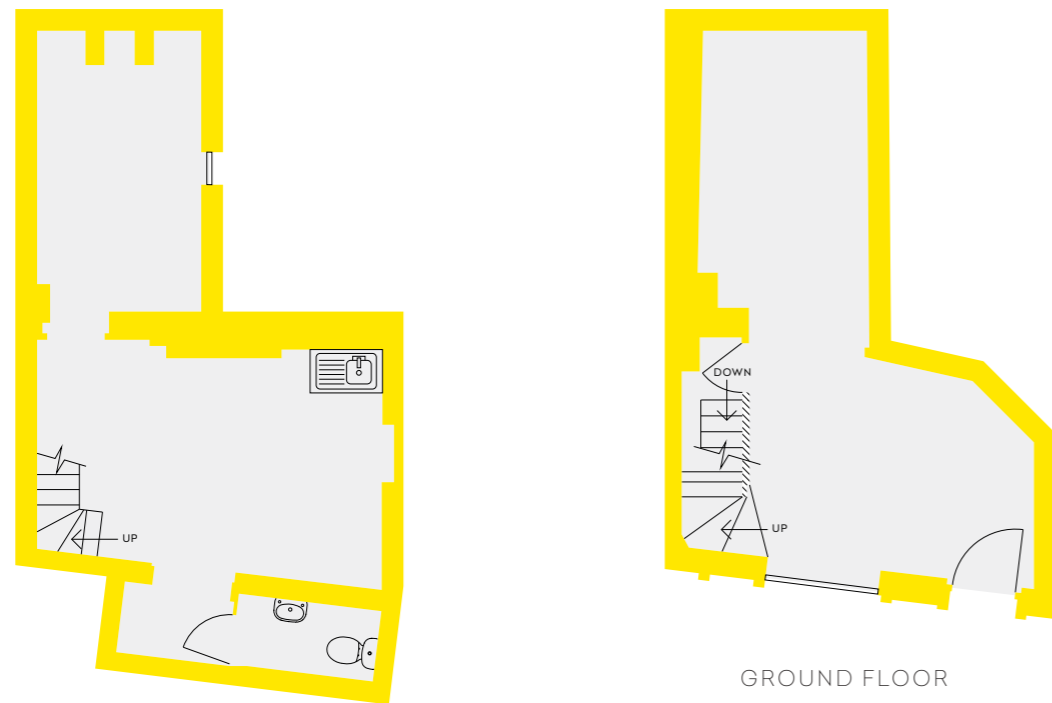
34 Elizabeth Street is situated in a key location on the street close to the junction with Ebury Street. Nearby operators include Donna Ida and Jo Loves whilst opposite, are Peggy Porschen and ME+EM. This is a very unique opportunity to acquire an entire building which provides approximately 718 sq ft of floor space over four floors.





FIRST FLOOR

SECOND FLOOR



BASEMENT

GROUND FLOOR

LEASE DETAILS:

VIEWINGS:

Area :

- Basement: 251 sq ft (23.32 sq m)
- Ground floor: 225 sq ft (20.9 sq m)
- First floor: 131 sq ft (12.17 sq m)
- Second floor: 111 sq ft (10.31 sq m)
- Total: 718 sq ft (66.7 sq m)

Specification:

The unit will be white-boxed prior to letting.

Quoting Rent:

- £39,000 pax.

Business Rates:

Rateable Value: £30,500
Rates Payable (17/18): £14,213.

Lease 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.


EPC:


Available on request.


Strictly by appointment through the agents.

Agent contact details:

 Charlotte Roberts
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