



ELIZABETH ST

**No. 139 Ebury Street**

A4 RESTAURANT & BAR OPPORTUNITY

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139 Ebury Street  
page:

04

The London  
Estate 20-Year Vision  
page:

11

The Area  
page:

13

Upcoming Events  
page:

16

General Information  
page:

18

139 Ebury Street is situated in a key location at the junction of Elizabeth Street and Ebury Street. Nearby operators include the iconic Thomas Cubbitt pub, Baker & Spice, the Dominique Ansell Bakery and the new 'Wild' By TART.





LEASE DETAILS:

VIEWINGS:

A4 UNIT

Area (GIA):

- Ground floor: 1,162 sq ft (108 sq m)
- Basement: 743 sq ft (69 sq m)
- First floor: Ancillary office 385 sq ft (36 sq m)  
Must be used as office due to planning restriction
- **Total: 2,290 sq ft (213 sq m)**

Quoting Rent:

- £125,000 pax.

Business Rates:

Rateable Value (2017): £74,000  
Rates Payable (18/19): £36,482.

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.

Specification:

See page 18.

Timing:

The unit will be available for occupation from the start of June 2019.

Strictly by appointment through the agents.

Agent contact details:



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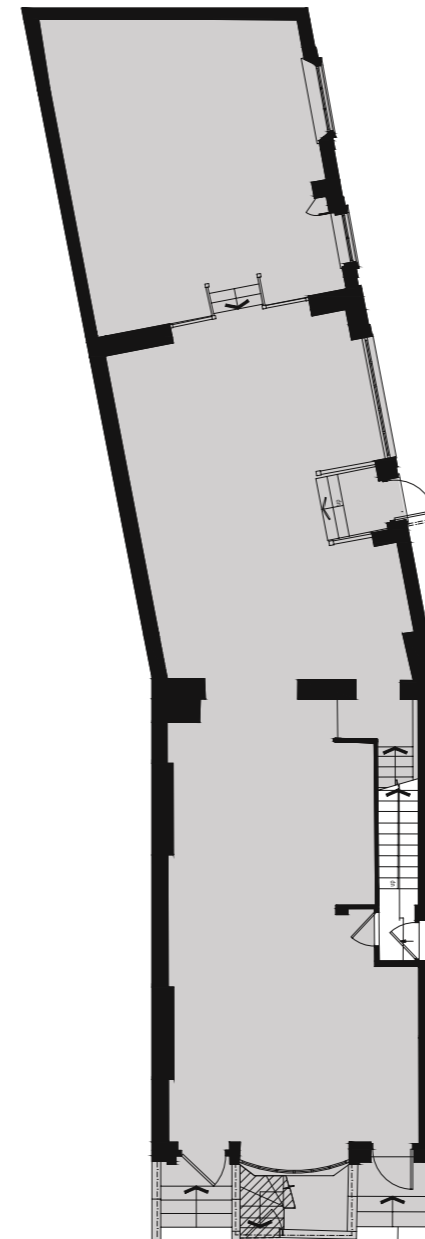
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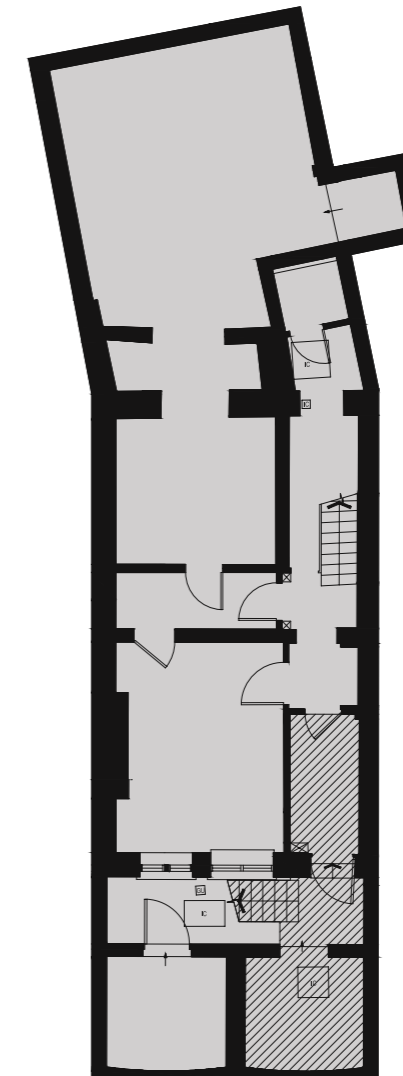
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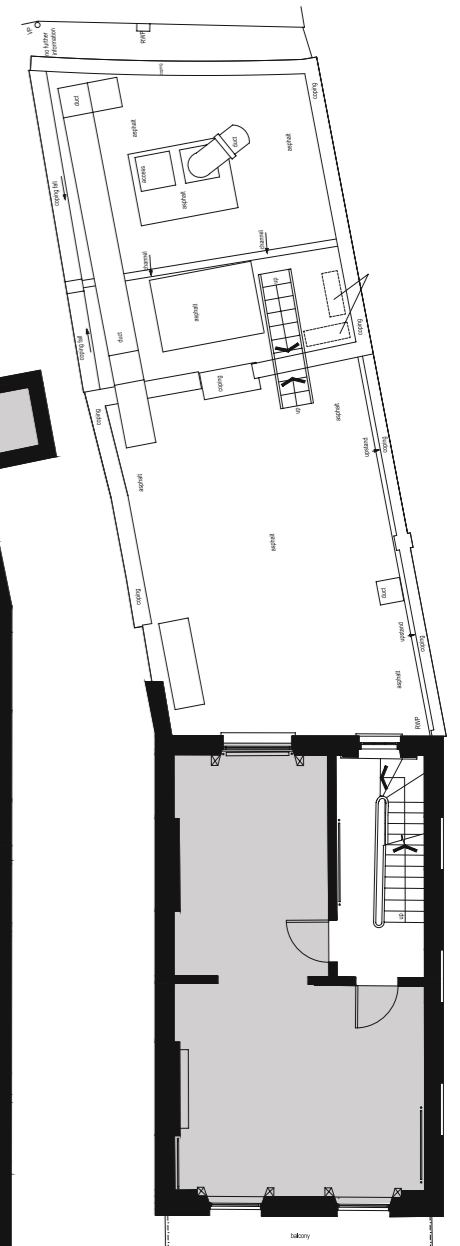
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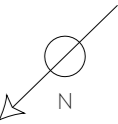
GROUND FLOOR



BASEMENT



FIRST FLOOR



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1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. 3. No person in the employment of Colliers International and Bruce Gillingham Pollard has any authority to make any representation themselves or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. February 2019.



Clockwise from left:  
The Athenian  
Eccleston Yards  
Elizabeth Street  
Jo Loves  
Thomas Cubitt



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.

# Wild BY TART.

1-4 Eccleston Yards  
& 15A Eccleston Place



“It’s always been our dream to open a permanent site, and we couldn’t have thought of a better place than nestled in historic Eccleston Yards. This is more than a restaurant, we want to create that sense of warmth and home in busy central London with a light space that marries food, fashion, lifestyle and photography, ‘the photographer’s kitchen.’“

LUCY CARR-ELLISON, TOM WARREN AND JEMIMA JONES,  
CO-FOUNDERS, WILD BY TART LONDON

⋮



Clockwise from left:  
TomTom,  
Poilâne,  
The Jones Family  
Kitchen,  
Dominique Ansel  
Bakery.



Beautifully-manicured and nostalgically picturesque, Elizabeth Street and its surrounds have historically enjoyed a strong reputation as an attractive destination to dine, socialise and shop in its sophisticated, independent boutiques.

The area has elegantly evolved, with its heritage architecture being restored, and new mixed-use developments opened. As a result, both the retail offer and dining options have been elevated.

Around the corner, the newly developed Eccleston Yards has come alive, providing visitors with more options for dining, shopping and wellbeing. The recent launch of Central Working (shared office and co-working space),

and its proximity to Victoria, have also made the area an ideal place to work.

Elizabeth Street has long celebrated brilliant food, serving its residents, visitors and nearby workers from their morning coffee and breakfast through to the wining and dining in the evening. The artisan bread at Poilâne, Olivogelo’s home-made gelato, diverse range of cafés including TomTom, Baker & Spice, and Dominique Ansel, gastro-pub Thomas Cubitt, and Peggy Porschen cakes are just some of the reasons why Elizabeth Street has become one of London’s foodie destinations.

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



Victoria station has  
**356,000**  
 users every day.

Victoria station is currently undergoing a  
**£700 million**  
 upgrade to improve facilities including the opening of a new ticket hall.



MINUTES WALK	WORKER POPULATION	RESIDENTIAL POPULATION	OFFICES IN THE AREA	HOTELS IN THE AREA
0-2	1,355	396	Armani	The Goring
0-5	10,037	2,277	American Express	Hotel 41
0-10	44,956	11,807	Boeing	The Z Hotel
0-15	84,811	35,414	Sky	The Nadler
			Deutsche Bank	The Hari
			Google UK Ltd	The Berkeley
			Channel 4	The Lanesborough
				Jimmy Choo
				John Lewis
				Moët Hennessy
				Telegraph Media Group
				PA Consulting
				Rolls Royce
				Tom Ford



Elizabeth Street and surrounding areas will feature an exciting line-up of campaigns and events throughout 2019, appealing to intelligent shoppers and workers who will always have a reason to return.

**Events**

Elizabeth Street plays host to a number of exciting events throughout the year. During 2018, Grosvenor partnered with the V&A's hotly anticipated Frida Kahlo exhibition for a Frida-themed event, which was brought alive by the experiential installation, 'Frida's Parlour', appearing exclusively on Elizabeth Street.

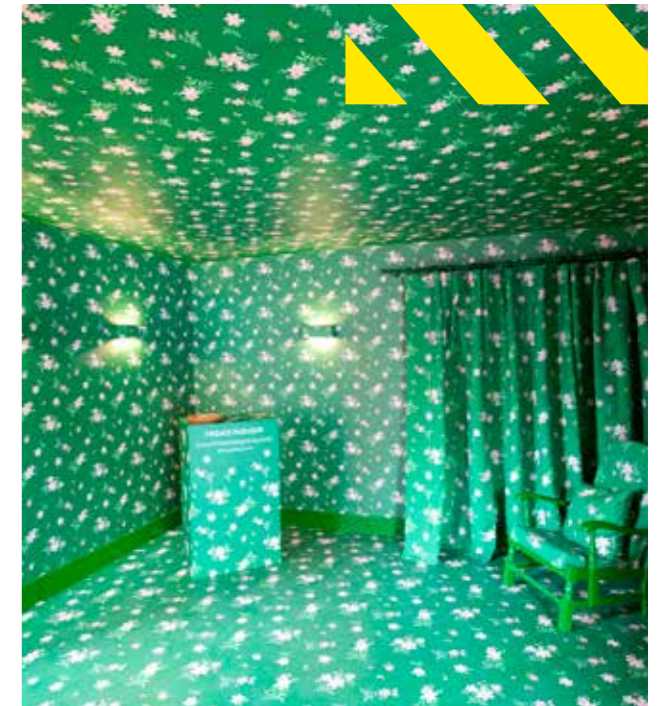
Once again this year, the street will draw in the Chelsea Flower Show crowds with 'Belgravia in Bloom', the annual six day floral festival in May featuring delightfully whimsical floral displays. Elizabeth Street will also play host to the Belgravia Christmas Sunday market, now in

its thirteenth year, which will return along with the hugely successful Father Christmas in Residence pop-up – a magical storytelling experience for children.

**Now Open...**

Just next door, Eccleston Yards has launched as a new destination for dining, shopping, wellbeing and co-working. Occupants within Eccleston Yards include **Barry's Bootcamp, Wild by Tart London, Re: Mind Yoga & Meditation Studio, Battonage, SMUK beauty bar, Tailor Made, and The Jones Family Kitchen** to name a few.

Clockwise from left:  
Barry's Bootcamp,  
Frida's Parlour,  
Eccleston Yards,  
Belgravia in Bloom.



**PLANNING**

Planning permission (TP 18267) as consented on 28 November 1958 by London County Council permitted the use of the ground floor and basements for the sale and consumption of wines (A4 use).

Planning permission (TP 15967) as consented on 9 October 1984 by Westminster Council (WCC) was for amalgamating 32 Elizabeth Street with 139 Ebury Street and extended the existing "Use as restaurant extension to Ebury Wine Bar, 139 Ebury Street, SW1".

99/04164/CLEUD. Permits the first floor to be in "Use as ancillary offices, solely in connection with use of basement and ground floors as Ebury Wine Bar".

Planning permission (18/07657/FULL) and associated Listed Building Consent (18/07658/LBC) both dated 24 October 2018 by Westminster Council (WCC) provide for the "Installation of air conditioning plant to the first floor flat roof areas and alterations to the existing kitchen extract ductwork. Relocation of the access stair."

Any proposals must be in accordance with the existing planning consent conditions as referenced above and in particular the permitted trading hours and mandatory conditions as detailed in the Licence document and its appendices. For the avoidance of doubt, proposals made subject to variation of these planning conditions will not be considered.

**PREMISES LICENCE**

The Premises Licence was transferred to Grosvenor Estate Belgravia on 18 May 2018. The Licence document is dated 18 March 2018: Westminster Council reference number: 18/03349/LIPT.

In summary the licence permits the following:

Alcohol sales from 10:00-23:00 Monday to Saturday (Sunday 22:30)

Opening hours of 10:00 – 23:30 Monday to Saturday (Sunday 23:00)

Late night refreshment – 23:00 – 23:30 Monday to Saturday (Sunday 23:00)

Substantial food must be available throughout the licenced areas.

There is no capacity limited stipulated.

**LISTED BUILDING APPROVAL**

The premises are Grade II Listed. The Tenant will be required to submit their fit-out plans to WCC for Listed Building consent.

Grosvenor's restoration works will be completed pursuant to Listed Building Consent 18/03256/LBC (July 2018).

**KITCHEN EXTRACT AND HEATING AND COOLING SYSTEM**

The property previously had multiple ducts penetrating and terminating at the flat roof. These have been

removed and the existing openings for the ducts have been dressed and weatherproofed ready for the Tenant to utilise for their duct installations which they may rationalise into one duct as required. Planning Consent 18/07657/FULL provides for the Tenant to reinstate kitchen extract ducts and ventilation systems and install 2 No. air-conditioning units to be located on the lower flat roof. It is proposed that any new duct is routed as per the existing duct route to the first floor roof level and shall be subject to the landlord's approval. The Tenant is to satisfy themselves as to the consent and its conditions. The Landlord will not engage in making amendments to the consent or seeking new consents.

There are two openings formed in the new roof coverings for ducts to penetrate.

1. The internal dimensions of the opening for the kitchen extract are 740 \* 710mm
2. The second opening is 400 \* 400mm approximately, for use as the occupier sees fit.

Any new systems proposing a different route or position of ducts to that shown on the approved drawings of 18/07657/FULL shall require the Tenant to submit Planning and Listed building consent applications.

The Tenant is responsible for maintaining any mechanical kitchen extract duct and fans to ensure ongoing liability and responsibilities for compliance to Planning conditions and to avoid any nuisance to the occupiers of the adjoining properties.

Where the Tenant intends to make use of the flat roofs for mechanical ducts and/or air-conditioning systems they shall make suitable provision for safe access to maintain and keep their systems in good working order.

**GENERAL VENTILATION**

Ground level grillage exists to allow fresh air supply and extraction to the basement.

**ELECTRICAL SERVICES**

The incoming supply is a 140- 200 A TP&N service.

The Landlord will provide the isolator within the restaurant demise and an electrical supply contract will be entered into with Scottish Power to provide a metered supply. The Tenant will be responsible for liaising with the electricity supplier, and direct management of the bills with the supplier.

**GAS SERVICES**

The restaurant unit will be provided with its own independently metered supply (U16) of 173kW which is presently located externally within the basement front lightwell.

**WATER SUPPLY SERVICES**

The Landlord will provide an isolated 25mm metered water supply at lower ground level capped off within the basement demise for extension by the Tenant.

**PUBLIC HEALTH SERVICES**

The existing system is common to the building and shall also continue to serve the residential demise at 2nd and 3rd floor level. There are three existing manholes, one of which is internal to the restaurant demise situated in the room under the stairs. Two further manholes are located externally within the basement front lightwell.

Grosvenor will implement any required repairs to the drainage system and will undertake a further drainage survey on completion to ensure a free flowing system on handover.

The Tenant is to install an independent grease trap in kitchen/food preparation areas and ensure periodical maintenance is undertaken to mitigate the main building drainage system being blocked up by their deposits.

**SERVICING ARRANGEMENTS**

Servicing will take place direct from Ebury Street in accordance with Westminster City Council's guidelines. The operator will coordinate the management of the deliveries.

The management will take all necessary steps to ensure that deliveries are kept to a minimum and are scheduled within the designated servicing times to minimise disturbance and to ensure highway safety is maintained. The management will encourage delivery drivers to switch off their engines while dropping off.

A waste storage and recycling facility will be required within the demised areas of the unit (assumed to be in the basement vaults). It will be the tenant's responsibility to ensure that all waste is stored here.

Waste and recycling collection will be undertaken in line with Westminster City Council's existing arrangements which can be found here: <https://cleanstreets.westminster.gov.uk/>

**SIGNAGE**

Signage will be permitted, subject to listed building consent and other such approvals.

**FIRE SAFETY SYSTEMS**

The commercial unit will need to have a separate fire alarm system with a fire alarm interface unit integrated into the main building fire alarm systems. The tenant will be required to link this to the communal fire alarm system (communal stairs area, 1st floor office, and 2nd /3rd floor residential) with the panel located in the ground floor communal area.

The fire alarm system should be linked so that activation of an individual system will activate the other system i.e. Activation of the commercial fire alarm system will activate the residential fire alarm system.

The Tenant will be responsible for ensuring lobbies to every door opening onto the fire escape stairs at ground floor level.

**STAFF ACCESS**

There are no dedicated entrances or access being provided for staff.

**SECURITY AND LOCAL NEIGHBOUR LIAISON**

The management is encouraged to link into existing established networks in the locality, including the Safer Neighbourhood Team of the Metropolitan Police.

Grosvenor Estate Belgravia would also propose that management engage regularly with local residents and business associations to discuss any issues and update them on any developments.

**EXTERNAL SEATING**

External seating is subject to Landlord consent and planning requirements, adhering to design and operation guidelines of Westminster's licensing. The Tenant is responsible for making and obtaining any Planning Consent and temporary street trading licence from Westminster.

**SMOKING – STAFF AND CUSTOMERS**

Visitors and staff will be encouraged (though staff briefings and notices to visitors) to avoid smoking on adjoining residential streets and to dispose of cigarette butts in receptacles.

Management will ensure the entrance and surrounding area is clear of cigarette ends.

**SUSTAINABLE INITIATIVES**

The operator will be required to be a member of the Sustainable Restaurant Association (SRA) or similar. Suppliers would be encouraged to take away their packaging on delivery, ensuring the restaurant waste is kept to a minimum. Delivery drivers will be instructed to switch off engines while delivering to cut pollution.

**HEALTH AND SAFETY**

All health and safety and fire risk assessments will be carried out frequently and be available on site for inspection.

**BT & COMMS SERVICES**

The property will benefit from a connection and access to Grosvenor's Prime Fibre network. This offers internet connection speed up to 1GB for both up and down services. The tenant will be able to procure broadband, Wi-Fi and telephony packages from a number of ISP's across a range of services.

The Tenant is responsible for installing and connecting their telecommunications requirements.



GROSVENOR