



Unit 2-4

**St James's
London W1J**

Princes Arcade

One of a kind location

Retail unit benefits from a Piccadilly frontage

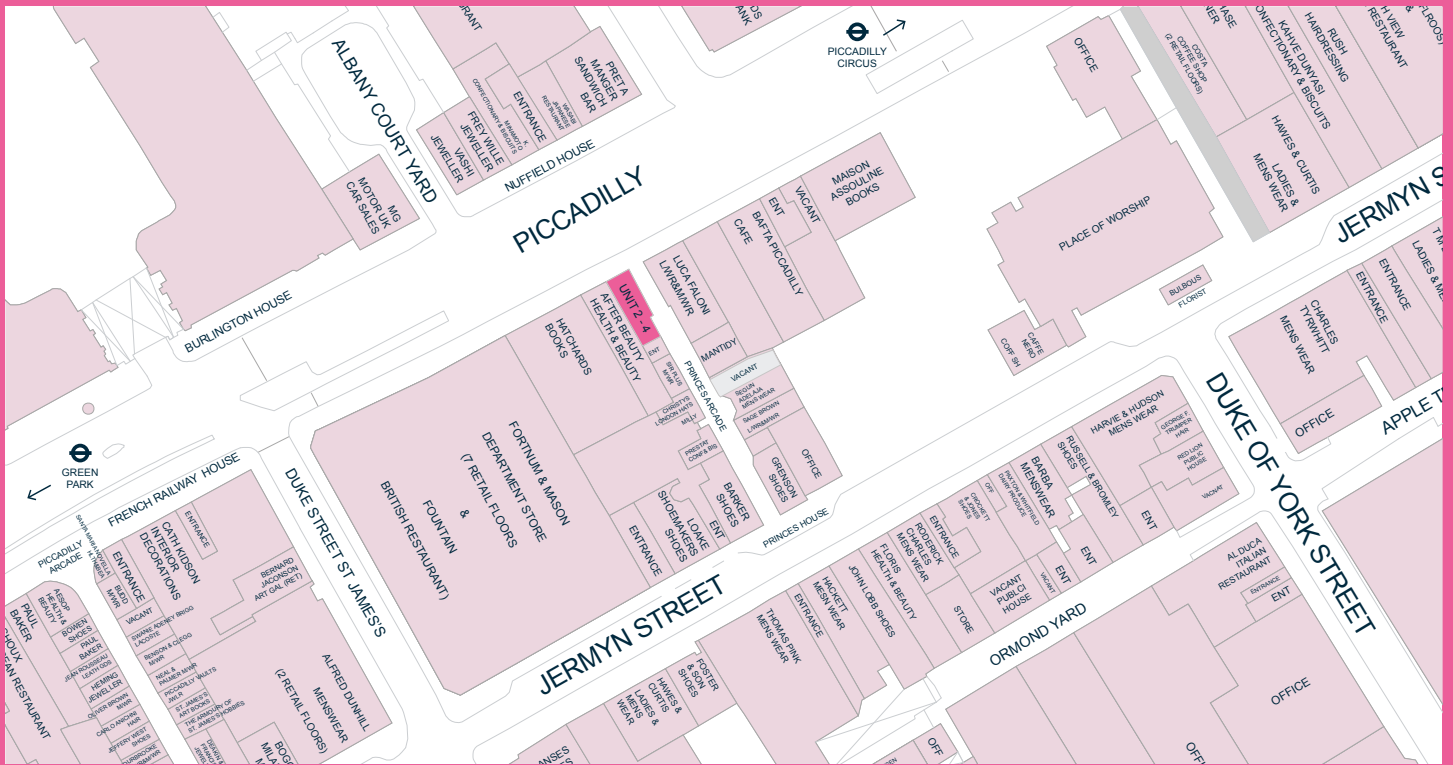


**Join the best in
21st-century
independent retail**

With a rich history dating back to 1661, St. James's is home to such iconic institutions as The Ritz, Fortnum & Mason and the Royal Academy. Princes Arcade connects Piccadilly and Jermyn Street joining together new and emerging brands with well established independent retailers.

Just a short walk from Piccadilly Circus, Mayfair and Soho, St James's has the benefits of a major local office catchment and vibrant cultural, retail and dining scenes. With the location benefiting from easy access to Piccadilly Circus and Green Park stations, this opportunity provides an incredible retail platform.





Location

This unit is located within the heart of St James's, at the gateway of Princes Arcade connecting Piccadilly with Jermyn Street. Nearby occupiers include Luca Faloni, Fortnum & Mason, Hatchards and Maison Assouline.

In addition to the well established retail and restaurants on Jermyn Street, the location benefits from close proximity to Piccadilly Underground Station. St James's benefits from having one of the most affluent office catchments in the world with many asset management businesses being based in the area.

Approximate Areas

| | | |
|--------------|------------------|----------------|
| Ground Floor | 364 sq ft | 34 sq m |
| Mezzanine | 279 sq ft | 26 sq m |
| Total | 643 sq ft | 60 sq m |

Tenure

The premises are available on a new standard Crown Estate lease, for a term to be agreed outside of the Landlord and Tenant Act 1954.

Rent

Upon application.

Service & Insurance

| | |
|------------------------|-----------|
| Service Charge 2020 | £6,209.41 |
| Insurance Rate 2020/21 | £382.50 |

Business Rates

| | |
|-----------------|------------|
| Rateable Value | £19,250 |
| UBR (2020/2021) | 49.1p |
| Rates Payable | £9,451.75* |

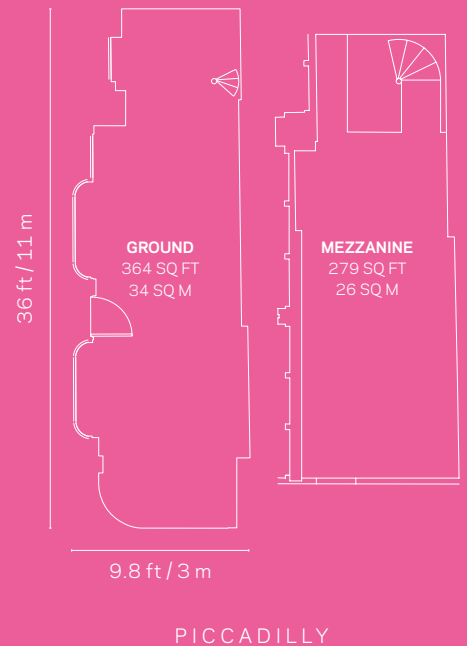
*There are currently no rates payable until 1st April 2021 for retail occupiers. Parties are advised to make their own enquiries to verify the rates payable whether rates relief applies by contacting Westminster City Council.

Timing

The premises are available subject to the landlord obtaining vacant possession.

EPC

EPC rating of B-35.



For further information contact



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Leasing on behalf of



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