



23 Jermyn Street St James's London SW1

One of a kind location

THE CROWN
ESTATE



23 Jermyn Street Exterior

One of London's most celebrated dining, cultural and men's fashion destinations

With a rich history dating back to 1661 Jermyn Street celebrates more Royal Warrant Holders than any other area in London and has long been recognised as the location for gentleman's apparel.

Today, The Crown Estate is weaving the strands of this heritage into a bold destination for innovative independents and high-end brands.

Jermyn Street forms part of St James's and this area benefits from 80 million visitors each year* from over 34 countries and an average dwell time of 67 minutes. Moreover, with an average spend of £112 per retail visit and 1/3 of visitors retail spend being 32% more per week than the average UK consumer, the opportunity provides an excellent retail platform.





Location

The premises occupy a prominent corner location on the northern side of Jermyn Street, close to the junction with Regent Street, St James's, adjacent to Joseph Cheaney & Sons. Other occupiers nearby include Sunspel, Emmett Shirts and Church's.

In addition to the well established retail and restaurants on Jermyn Street, the location benefits from close proximity to Piccadilly Circus 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 | 1,366 sq ft | 127 sq m |
| Basement | 1,339 sq ft | 124 sq m |
| Total | 2,705 sq ft | 251 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 2019/20 PA | £11,063.86 |
| Insurance Rate 2019 PA | £1,876.71 |

Business Rates

| | |
|----------------|----------|
| Rateable Value | £275,000 |
| UBR (20/21) | 53.2 |
| Rates Payable | £94,696 |

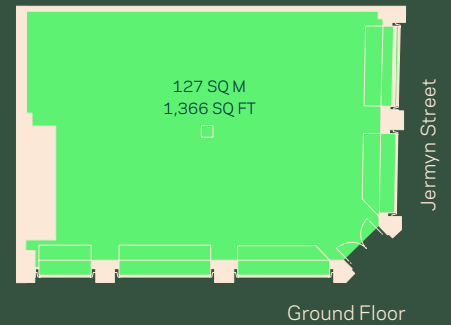
There are currently no rates payable until 31st March 2021 for retail occupiers. Parties are advised to make their own enquiries to verify the rates payable and whether rates relief applies by contacting the local authority.

Timing

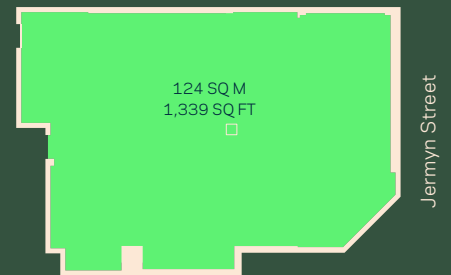
The premises are available, subject to the landlord obtaining vacant possession. Anticipated October 2020.

EPC

Available on Request.



Ground Floor



Basement Floor

For further information contact



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Leasing on behalf of



*Total number of entries and exits for Green Park and Piccadilly Circus stations (TFL 2018).
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