



Location

Situated in the heart of St James's, 19 Princes Arcade forms part of an elegant collection of boutiques under one roof, linking Piccadilly with the Jermyn Street.

Existing brands to the arcade include Compagnie, Grenson, Luca Faloni, Artterton's, Sirplus, Barker Shoes and Mandkhair. A luxury stationary brand is taking 14-16 Princes Arcade.

The property is just a short walk from both Piccadilly Circus and Green Park Underground Stations. St James's benefits from having one of the most affluent office catchments.

Accommodation

Ground Floor	161 sq ft	14.96 sq m
Mezzanine Store	150 sq ft	13.94 sq m
Total	311 sq ft	28.9 sq m

Lease Term

Subject to vacant possession, available on a new lease on standard TCE terms.

Rent

£35,000 per annum exclusive

Rates

Rateable Value	£17,500
Rates Payable	Est £7,525
UBR	0.382 (26/27)

Service Charge

£3,030.00 (Est)

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Energy Performance Certificate

Rating C (34)

Viewing

To arrange a viewing, please contact KLM Real Estate, or joint agents Cushman & Wakefield

Contact

Olivia Church
+44 (0)7557 360 449
ochurch@klm-re.com

Freya Pearce
+44 (0)7881 295 761
fpearce@klm-re.com

Henry Gittins
+44 (0)7557 270 160
hgittins@klm-re.com

+44 (0)20 7317 3700 | www.klm-re.com

