



Location

Princes Arcade is located in the heart of St James's, connecting Piccadilly with Jermyn Street. The premises is situated on the western side of the arcade, with nearby occupiers including Luca Faloni, Grenson, Sirplus, Barker Shoes and Compagnie.

In addition to the well-established retail and restaurants in St James's, the location benefits from close proximity to Green Park & Piccadilly Circus Underground Station. St James's benefits from having one of the most affluent office catchments.

Additional remote storage space may be available on request.

Accommodation

Ground Floor	374 sq ft	34.76 sq m
Total	374 sq ft	34.76 sq m

Rent

£55,000 per annum exclusive

Lease Term

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.

Rates

Rateable Value	£39,500
Rates Payable	£15,089 (estimate)

Interested parties are advised to make their own enquiries with Westminster Council to confirm their exact liabilities.

Service Charge

Est £7,179

Costs

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

Viewing

Viewings are to be arranged in advance via KLM Real Estate, or alternatively via 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

