



Unit 9-11

**St James's
London W1J**

Princes Arcade

One of a kind location

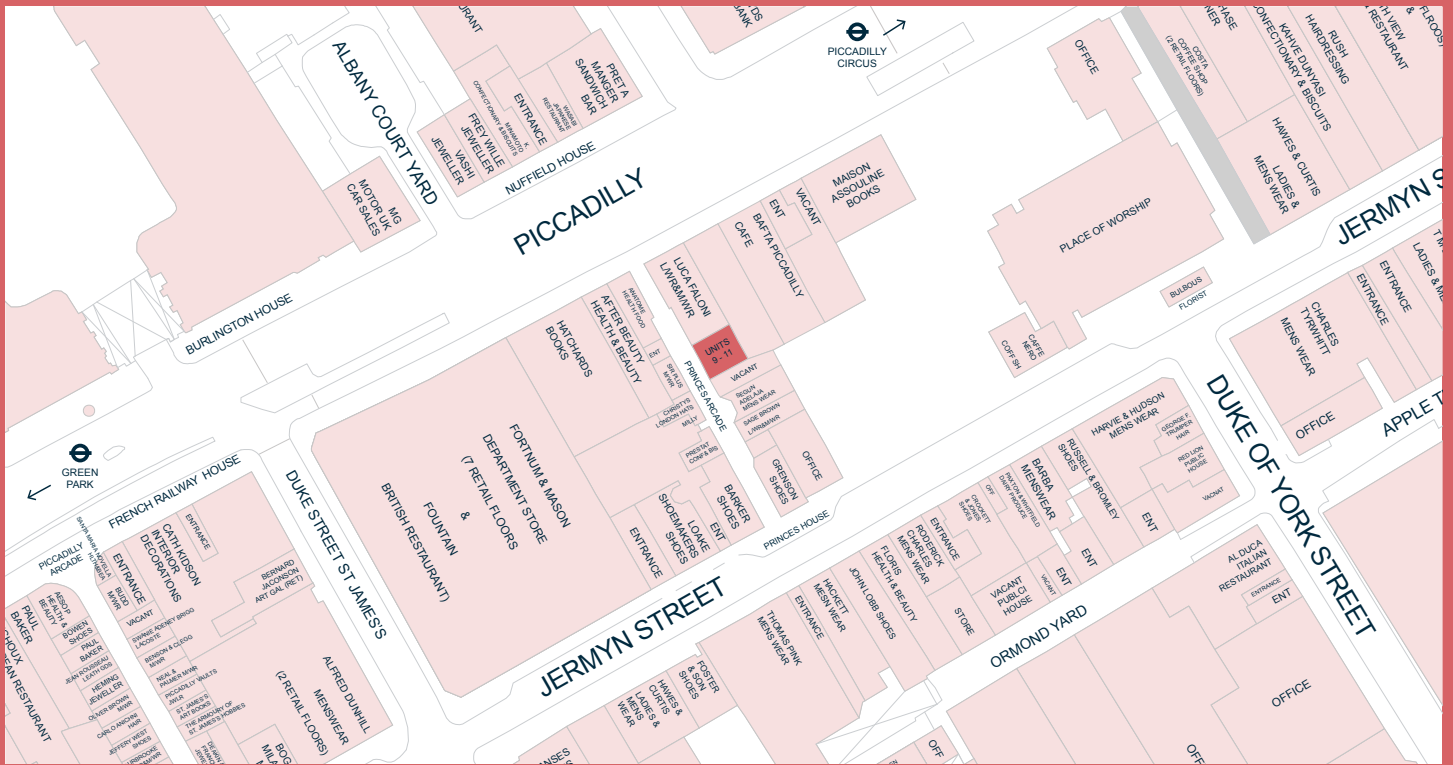


**Join the best in
21st-century
independent retail**

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

Princes Arcade is located within the heart of St James's, connecting Piccadilly with Jermyn Street. The premises are situated on the eastern side of the arcade, with nearby occupiers including Luca Faloni, Grenson, Prestat, Sir Plus and Barker Shoes.

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	495 sq ft	46 sq m
Mezzanine	361 sq ft	34 sq m
Total	856 sq ft	80 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	£8,699.48
Insurance Rate 2020/21	£470.64

Business Rates

Rateable Value	£49,500
UBR (2020/2021)	49.1p
Rates Payable	£24,304.50*

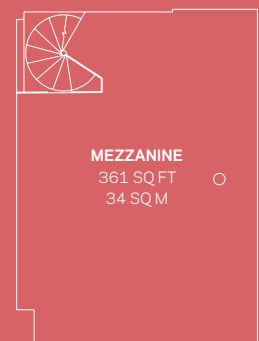
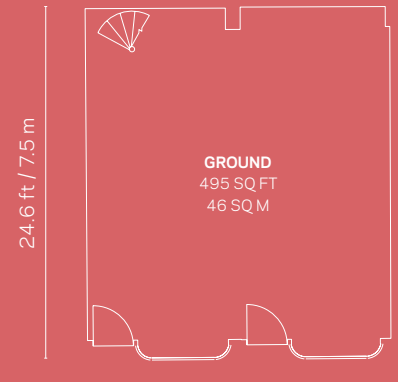
*There are currently no rates payable until 1st April 2021 for retail occupiers. Parties are advised to make their own enquiries to verify the rates payable whether rates relief applies by contacting Westminster City Council.

Timing

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

EPC

EPC rating of B-30.



For further information contact



Paul Souber

paul.souber@colliers.com
T: +44 (0) 207 344 6870
M: +44 (0) 7710 077 979

Sasha Riddle

sasha.riddle@colliers.com
T: +44 (0) 207 487 1607
M: +44 (0) 7900 160 815



Matt Peters

mpeters@nashbond.co.uk
T: +44 (0) 207 290 4564
M: +44 (0) 207 290 4564

David Bannister

dbannister@nashbond.co.uk
T: +44 (0) 207 290 4569
M: +44 (0) 7974 756 759

Leasing on behalf of

**THE CROWN
ESTATE**

Misrepresentation Act 1967 & Property Misdescriptions Act 1991 Colliers International and Nash Bond Ltd, their clients and any joint agents, give notice that: i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. ii) No person in the employment of the agent(s) has any authority to make or give any representations or warranty whatever in relation to this property. iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. November 2020. Designed by wordsearch.co.uk