



Unit 19

St James's London W1J

Princes Arcade

One of a kind location

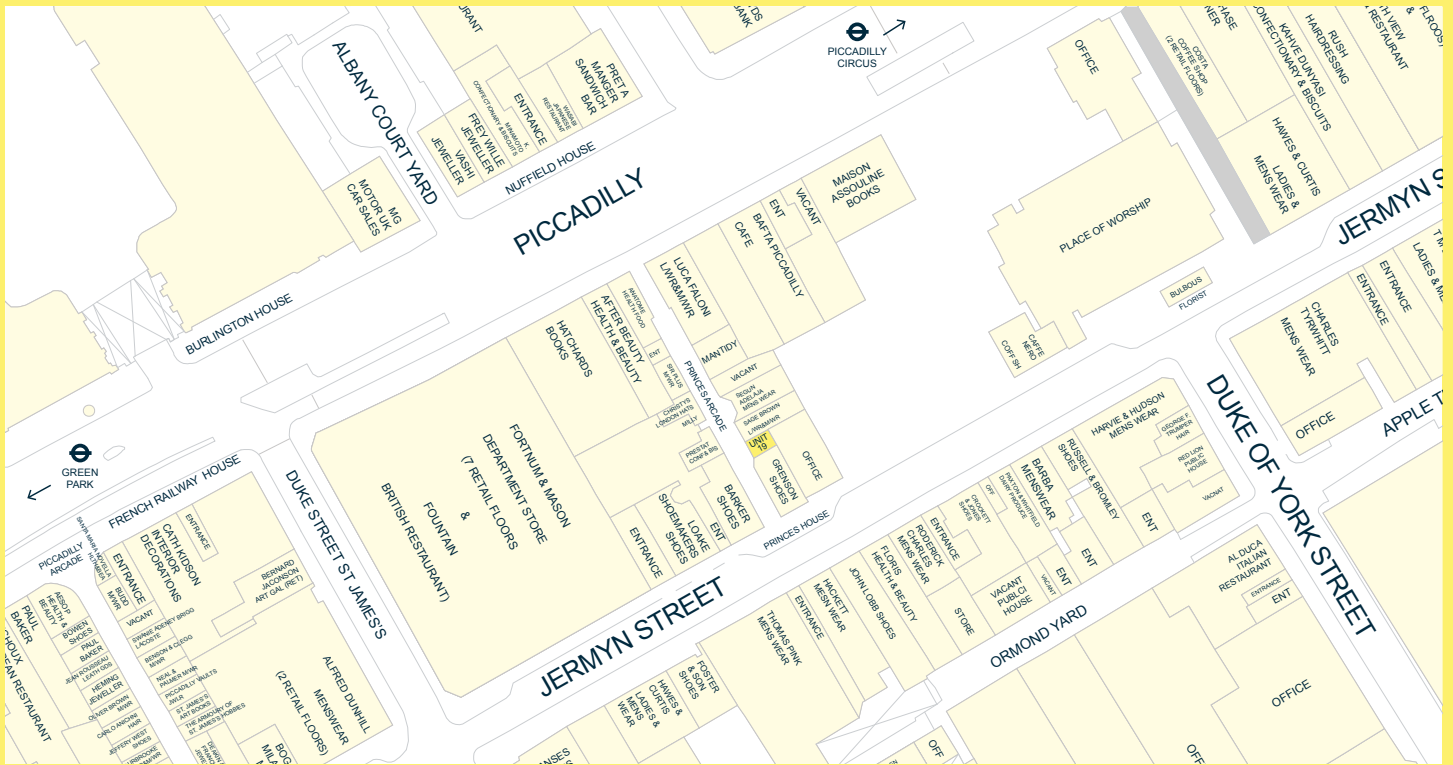


Join the best in 21st-century independent retail

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 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	161 sq ft	15 sq m
Total	161 sq ft	15 sq m

The premises has a 150 sq ft reduced height storage area accessed by hatch.

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	£1,575.99
Insurance Rate 2020/21	£102.07

Business Rates

Rateable Value	£16,750
UBR (2020/2021)	49.1p
Rates Payable	£8,224.25*

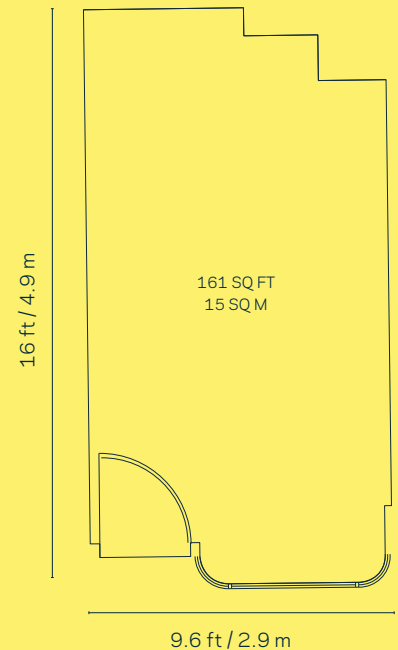
*There are currently no rates payable until 1st April 2021 for retail occupiers. Parties are advised to make their own enquiries to verify the rates payable whether rates relief applies by contacting Westminster City Council.

Timing

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

EPC

EPC rating of B-34.



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

tceretailondon.co.uk

Leasing on behalf of



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