

# TO LET

**9 Crown Passage, St James, London  
SW1Y 6PP**



**PRIME RETAIL  
NEW LEASE AVAILABLE  
A1 Food or other A1 Uses**

### Location

The premises are situated in the heart of St James, in a prime position within Crown passage a widely renowned highly popular food destination.

Nearby retailers include Pret A Manger, EAT, Crush, Focaccia and Wrap It up.

### Location Plan



### Accommodation

Arranged over ground & basement floors providing the following approximate net internal floor area:

Ground	495 sq. ft	45.98 sq. ft
Basement	570 sq. ft	52.95 sq. ft

### Lease

A new lease will be granted direct from the freeholder on effective full repairing and insuring terms for a period by agreement, subject to five yearly upward only rent reviews.

### Tenure

The property is available on a new EFRI lease, for a term by arrangement.

### Rent

Offers in excess £50,000 per annum exclusive of rates, service charge & VAT (if applicable).

### Use

A1 use.

### Business Rates

Interested parties are advised to make their own enquires with the local authority.

Ratable Value	£40,750
UBR (2019/20)	50.40
Rates Payable 2019	£20,538 pa

### Legal Costs

Each party to bear their own legal costs.

### Possession

Upon completion of legal formalities.

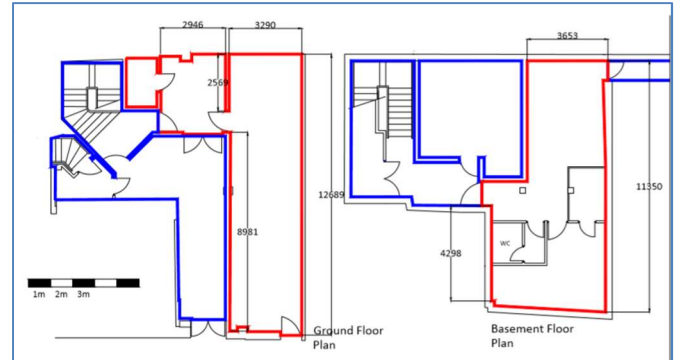
### Energy Performance Certificate

An EPC will be made available upon request.

### Timing

The unit is available for immediate occupation.

### Floor Plans



### Viewing and Further Information

For further information or to arrange an inspection, please contact:

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