

# TO LET

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



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

Keningtons LLP 72-75 Marylebone High Street, London, W1U 5JW www.keningtons.com

020 7224 2222

### 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, Crussh, Focaccia and Wrap It up.

#### **Location Plan**



#### Accommodation

Arranged over ground & basement floors providingthe following approximate net internal floor area:Ground495 sq. ftBasement570 sq. ft52.95 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.

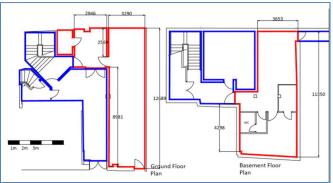
#### **Energy Performance Certificate**

An EPC will be made available upon request.

#### Timing

The unit is available for immediate occupation.

#### **Floor Plans**



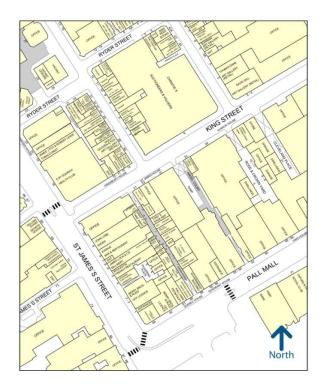
#### Viewing and Further Information

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

Tom Welham, Keningtons LLP

020 7317 3301 • <u>tomwelham@keningtons.com</u> 07920 258 431

Or our joint agents Philip Bell, Ian Scott International 020 7297 6453 • philipbell@janscott.com



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