

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.

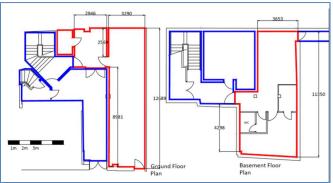
Energy Performance Certificate

An EPC will be made available upon request.

Timing

The unit is available for immediate occupation.

Floor Plans



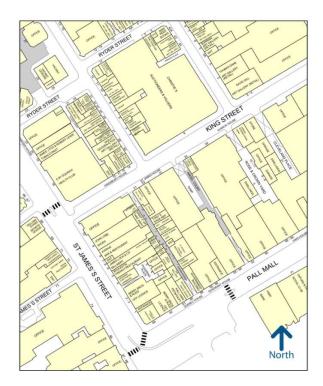
Viewing and Further Information

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



Keningtons LLP for the vendors or lessors of this property whose agents they are give notice that: 1 The particulars are set out as a general outline for the quidance of intending our basers or lessees and do not constitute nor con-

- . All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- 3. Neither Keningtons LLP nor any person in its employment has any authority to make or give any representations or warranties whatsoever in relation to this property
- 4. VAT may be payable on the purchase price and/or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. 5. Keningtons LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. The names of the partners may be inspected at the Company.