



31 - 32 St. James's Street London SW1

One of a kind location



One of London's most celebrated dining, cultural and fashion destinations.

- With a rich history dating back to 1661, the area is home to such iconic institutions as The Ritz, Fortnum and Mason and the Royal Academy.
- Just a short walk from Green Park, Piccadilly Circus, Mayfair and Soho, St James's has the benefits of a major local office catchment and vibrant cultural, retail and dining scenes.
- Significant developments in the area include The Marq which is due to open in summer 2019 and Princes Arcade which following a substantial refurbishment reopened in 2018
- Green Park Underground Station is only a 3 minute walk away and records approximately 80 million entry and exit movements each year.

31-32 St James's Street



Location

The premises is positioned on the east side of St James's Street, close to the junction with Jermyn Street, adjacent to Café Murano. Other occupiers located nearby include Dr Harris & Co, Davidoff, Beretta and Franco's.

In addition to the retail and restaurant occupiers, the premises is in close proximity to Piccadilly Circus and Green Park Underground Stations, The Royal Academy of Arts, White Cube Gallery and the highly affluent office catchment in and around St. James's.

Tenure

Available on a short term/flexible lease, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954, with a term certain until June 2021.

Approximate Areas

GROUND FLOOR	2,340 SQ FT	(217 SQ M)
MEZZANINE	575 SQ FT	(53 SQ M)
BASEMENT	1,595 SQ FT	(148 SQ M)
TOTAL	4,510 SQ FT	(418 SQ M)

Rates

CURRENT RATEABLE VALUE	£237,000
UBR (2018/2019)	0.513
RATES PAYABLE	£121,581 PA

Interested parties are advised to make their own enquiries directly with the local rating authority.

Rent

Upon application

EPC

Available upon request

FOR FURTHER DETAILS PLEASE CONTACT

LEASING ON BEHALF OF

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ESTATE

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UK REAL ESTATE BUSINESS WITH A
PORTFOLIO UNLIKE ANY OTHER.

It includes some of the UK's best places to work, shop and visit; brilliant destinations across the country and a world-leading offshore wind business. Our Central London portfolio includes Regent Street and St James's totalling 9.5m sq ft and is valued in excess of £8bn.