







## 31 - 32 St. James's Street London SW1

One of a kind location







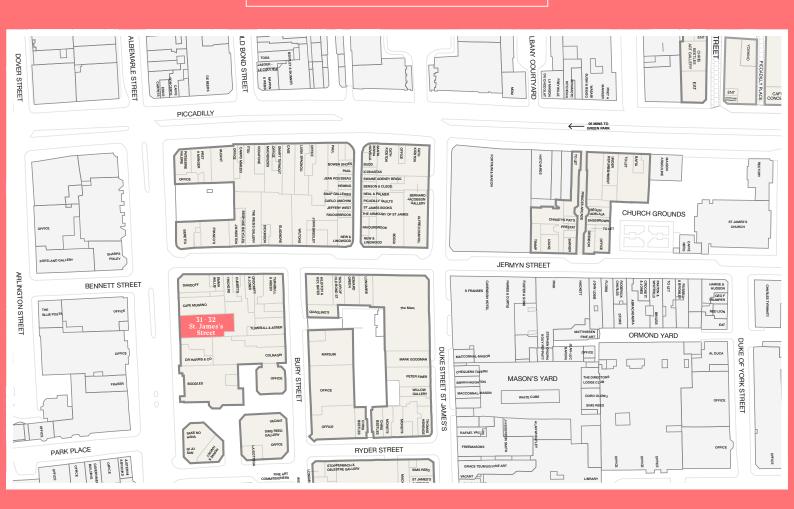




# One of London's most celebrated dining, cultural and fashion destinations.

- 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 substantia 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 in close proximity to Piccadilly Circus and Green Park Underground Stations, The Royal Academy

#### **Approximate Areas**

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

#### Rates

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

#### Rent

#### **EPC**

### FOR FURTHER DETAILS PLEASE CONTACT

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