



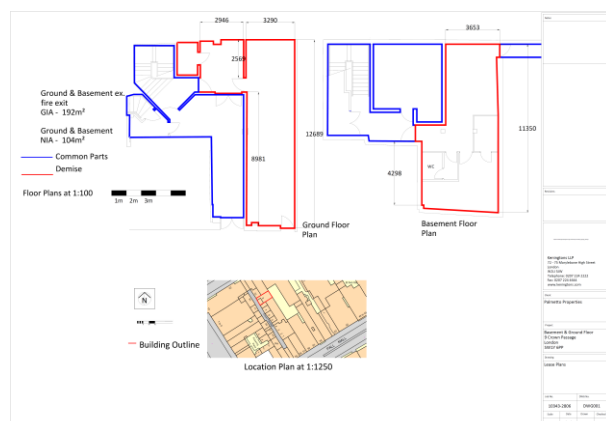
**PRIME RETAIL  
NEW LEASE AVAILABLE  
(AI Food or other AI uses)**

**9 CROWN PASSAGE,  
ST JAMES  
LONDON, SW1Y 6PP**

- 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.**
- Accommodation:** Arranged over ground & basement floors providing the following approximate net internal floor areas:
- |                 |                  |                   |
|-----------------|------------------|-------------------|
| <b>Ground</b>   | <b>495 sq ft</b> | <b>45.98 sq m</b> |
| <b>Basement</b> | <b>570 sq ft</b> | <b>52.95 sq m</b> |
- 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).
- Rates:** Interested parties are advised to make their own enquiries with the local authority:
- |                    |         |
|--------------------|---------|
| Rateable Value     | £40,750 |
| UBR (2019/20)      | 50.40   |
| Rates Payable 2019 | £20,358 |
- Legal Costs:** Each party to bear their own legal costs.
- EPC:** An EPC will be made available upon request.
- Timing:** ASAP
- Viewing:** Inspections to be arranged via the joint agents.

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# IAN SCOTT INTERNATIONAL

London West End



50 metres

Experian Goad Plan Created: 01/05/2019  
Created By: Ian Scott International



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**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991**

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Regulated by the Royal Institution of Chartered Surveyors

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