

SHOP TO LET

22 Bury Street,
St James's, London



ONE OF LONDON'S MOST CELEBRATED DINING, CULTURAL AND MEN'S FASHION DESTINATIONS.

With a rich history dating back to 1661, the area is home to iconic institutions such as The Ritz, Fortnum and Mason and the Royal Academy.

A short walk from Piccadilly Circus, Mayfair and Soho, St James's has the benefits of a major local office catchment and vibrant cultural, retail and dining scenes.

Benefiting from over 27 million visitors to St James's each year from over 34 countries and an average dwell time of 67 minutes, this opportunity has considerable visibility providing an excellent retail platform.

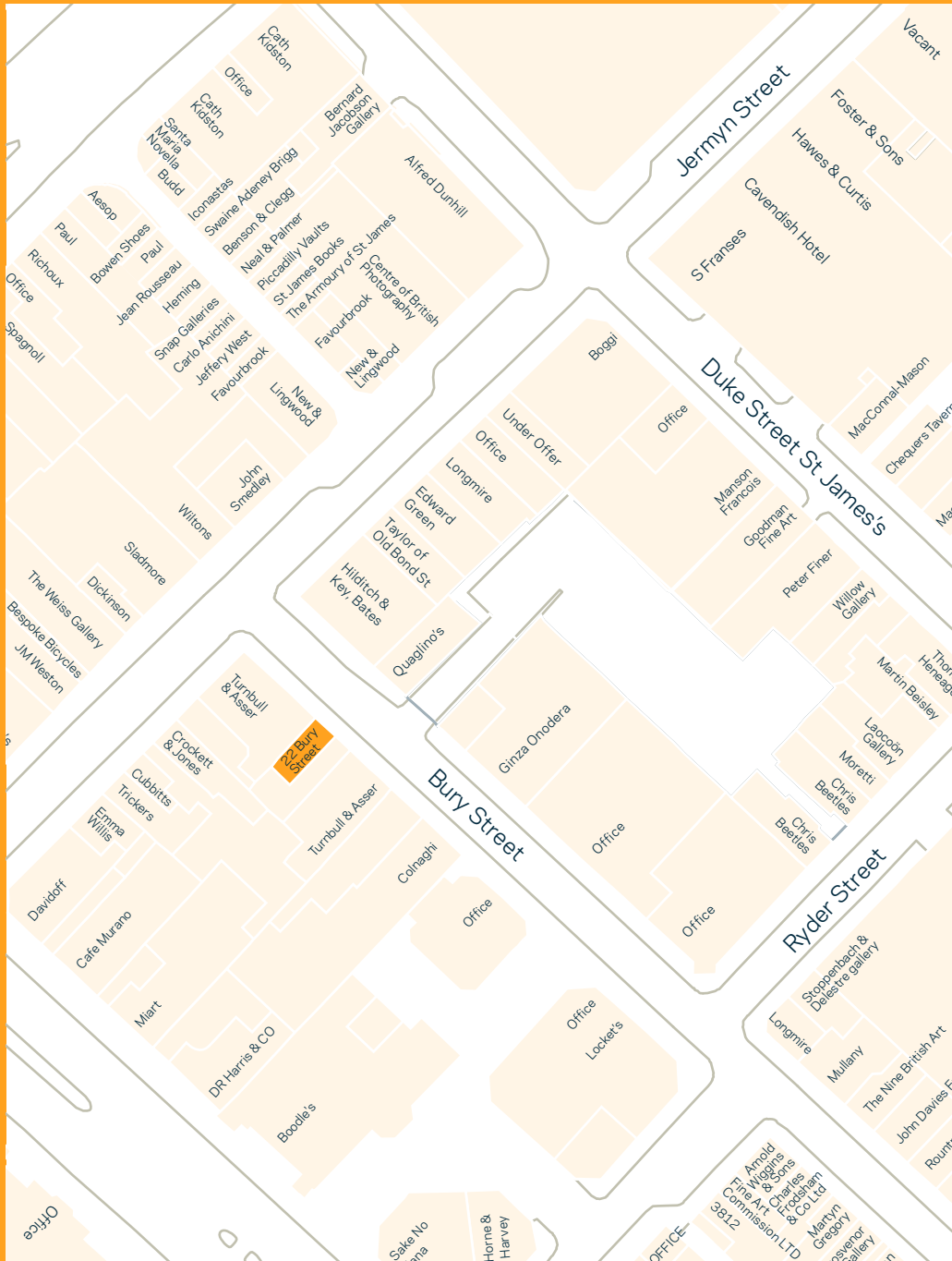


LOCATION

The premises is situated close to the corner of Jermyn street on Bury Street, a short walk from Green Park and The Ritz. Other occupiers located nearby include John Smedley, Emma Willis and Franco's.

In addition to the well-established retail and restaurants in St James's, the location benefits from close proximity to Green Park Underground Station.

St James's benefits from having one of the most affluent office catchments in the world.



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ACCOMMODATION

The shop is arranged over ground, mezzanine and basement and provides the following approximate net internal floor areas:

Ground Floor	320 sq ft	29.7 sq m
Mezzanine	272 sq ft	25.3 sq m
Basement	317 sq ft	29.4 sq m
Total	909 sq ft	84.4 sq m

QUOTING RENT

Subject to contract, rental offers are invited in the region of £65,000 per annum exclusive of rates, service charge, insurance, VAT (if applicable) and all other outgoings.

TENURE

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with other lettings on the estate, the lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 Part II (as amended).

SERVICE & INSURANCE

The service charge for the current financial year is estimated at £2,500 per annum and the insurance is £500 per annum.

BUSINESS RATES

We are advised by the local authority the rates have been assessed as follows:

Rateable Value	£46,000
UBR	49.9p
Rates Payable	£22,954

Interested parties are advised to verify the above.

TIMING

The premises are available immediately.

EPC

The premises have an EPC rating of D.

LEGAL COSTS

Each party is responsible for its own costs incurred in connection with this letting.

Leasing on behalf of



thecrownestate.co.uk