



RETAIL PREMISES AVAILABLE 19 CROWN PASSAGE, ST JAMES'S, SW1

LOCATION

The property is located on the west side of Crown Passage between the junctions with King Street and Pall Mall in the heart of St James's. Green Park Underground Station is close by (Piccadilly, Victoria, and Jubilee lines) and the area is served by a range of shops, restaurants, bars and hotels.

Nearby retailers include, Pret a Manger, Crush Juice Bar and Coco di Mama.

SIZE

The premises are designed over basement, ground, first, second and third floors comprising the flowing gross internal areas:

GIA (90 sq m) 969 sqft

TENURE

The premises are available to let on a new lease for a term and rent to be agreed. Alternatively Freehold offers will be considered.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £28,088 UBR 2019/2020: 48.4p Rates Payable: £13,595

VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection

Hamish Smith

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April 2019



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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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