

60 PALL MALL ST JAMES'S LONDON, SW1

LEASE FOR SALE

LOCATION

The shop is located at the western end of Pall Mall close to its junction with St James's Street on the corner of Crown Passage. The shop has excellent exposure to vehicular traffic travelling along Pall Mall and out of St James's Park. The area is renowned for its traditional members clubs, such as The East India Club, The Carlton Club, The RAC and also its specialist retailers such as **Berry Bros, Dunhill Tobacco, Davidoff, Locke & Co** with other neighbouring businesses including **Alan Cristea gallery and Kall Kwik**

ACCOMMODATION

The shop is arranged on ground floor and basement providing the following approximate floor area:-

Ground floor sales	670 sq.ft	62.24 sq m
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Basement sales / ancil	650 sq ft	60.39 sq m
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The ground floor benefits from having a high ceiling and could be suitable for use as an art gallery.

LEASE

The property is held on an inside the Act lease for a term of 15 years from 23rd May 2013 until 22nd May 2028 with a **Tenant Option to Break** on 22nd May 2023 subject to service of 6 months prior notice.

Food and drink uses not permitted.

LEASE

The current rent is £75,000 pax. Next review May 2023.

TERMS

The lease is available for assignment with premium offers invited.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£46,250
Rates Payable 19/20	£22,708

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.



VIEWING or ENQUIRIES

Staff are unaware so viewing strictly by prior appointment only via sole agent:-

Guy Maude

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Without prejudice & subject to contract



Experian Goad Plan Created: 10/09/2019

Created By: Leslie Perkins



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