

**TO LET**  
**PRIME RETAIL**  
**PREMISES**

**WRIGHT &  
PARTNERS**

**85/87 JERMYN STREET ST JAMES'S LONDON SW1Y 6JD**



24 Hanover Square  
London W1S 1JD

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# TO LET PRIME RETAIL PREMISES



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### Location

Jermyn Street has long been recognised as the location for gentleman's clothing and footwear. The premises are well situated, commanding a central position on the south side of the street close to Fortnum & Masons and opposite the Princes Arcade. Nearby retailers include Hackett, Paxton & Whitfield, Harvie & Hudson, Russell & Bromley, Charles Tyrwhitt and Hawes & Curtis.

### Accommodation

The premises, comprising two combined units formerly occupied by Thomas Pink, are arranged on Ground and Basement floors, and provide the following dimensions and floor areas:-

	Imperial	Metric
	Unit 2	
Ground Floor	904 sq ft	83.98 sq m
Basement	777 sq ft	72.19 sq m
<b>TOTAL</b>	<b>1,681 sq ft</b>	<b>156.17 sq m</b>
Gross Frontage	16ft 3in	4.95 sq m
	Unit 3	
Ground Floor	2,363 sq ft	219.52 sq m
Basement	1,118 sq ft	103.86 sq m
Sub-Basement	663 sq ft	61.59 sq m
<b>TOTAL</b>	<b>4,144 sq ft</b>	<b>384.97 sq m</b>
Gross Frontage	30ft 0in	9.14m

### Lease

The premises are available on flexible terms outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

### Rent

Upon application.

### Rates

The premises currently have a single Rateable Value of £415,000. Interested parties are advised to make their own enquiries with the local authority.

### EPC

Available upon request.

### Possession

Immediate upon completion of legal formalities.

### Viewing

Please contact David Coskie

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Misrepresentation Act: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.