

PRIME ST JAMES'S
RETAIL/OFFICE INVESTMENT FOR SALE



94 JERMYN STREET, LONDON SW1

RETAIL UNIT WITH OFFICE UPPER PART
AVAILABLE AS A FULLY INCOME PRODUCING INVESTMENT

OR

UPPER PART AVAILABLE FOR AN OWNER OCCUPIER

LOCATION

Jermyn Street is one of London's most exclusive streets synonymous internationally with high-class fashion retailers. Nearby traders include Dunhill, Thomas Pink, Church's Shoes, John Lobb, Russell & Bromley, Hilditch and Key, TM Lewin and Fortnum and Mason etc. Restaurants closeby include Quaglino's, Le Caprice and The Wolesley.

SITUATION

The property is situated on the southern side of the thoroughfare close to the junction with Duke of York Street and lies midway between St James's Street and Lower Regent Street. Green Park and Piccadilly Circus underground stations are located within easy walking distance and the property is also well serviced by bus with a number of major routes running along Piccadilly and Regent Street.

DESCRIPTION

This Grade II listed property provides a retail shop on the ground floor and basement together with four floors of offices above approached through their own separate entrance.

The offices benefit from air conditioning (except the fourth floor), toilets on all floors, kitchens and excellent natural light throughout and divided into a number of offices.

RETAIL

Gross Frontage	14' 4"
Shop Depth	45' 4"
ITZA	430.5 sq ft
Ground Floor Sales	616 sq ft
Basement	721 sq ft
Basement Vault	134 sq ft
Total	1,471 sq ft *

* Agreed at last rent review.

OFFICES

First Floor	560 sq ft
Second Floor	547 sq ft
Third Floor	521 sq ft
Fourth Floor	468 sq ft *

* Bathroom 31 sq ft included

Total **2,096 sq ft**

TENANCY SCHEDULE

RETAIL

The basement and ground floors are let to Links (London) Ltd for a term of 25 years from 15th September 1995 (10 years unexpired) on an FRI lease, subject to 5 yearly upwards only rent reviews at a current passing rent of £75,000 per annum. The September 2010 review has not been implemented yet.

OFFICES

The entire upper part offices are let to Equatorial Palm Oil Plc for a term of 3 years from 31 March 2010 (2.5 years unexpired) on an FRI lease £99,150 per annum exclusive.

* The tenant is prepared to surrender their lease if a purchaser requires occupation.

TENURE

The property is available **Freehold** by way of an SPV purchase.

PRICE

Offers invited in excess of £4.1m are invited for the benefit of the freehold interest.



For further information or to arrange an appointment to view please contact:

Joshua Gilbery or Simon Korn

020 7499 6070

Simon Korn Commercial Property Consultants
11 Curzon Street
London
W1J 5HJ