

2A ST JAMES'S MARKET

LONDON SW1



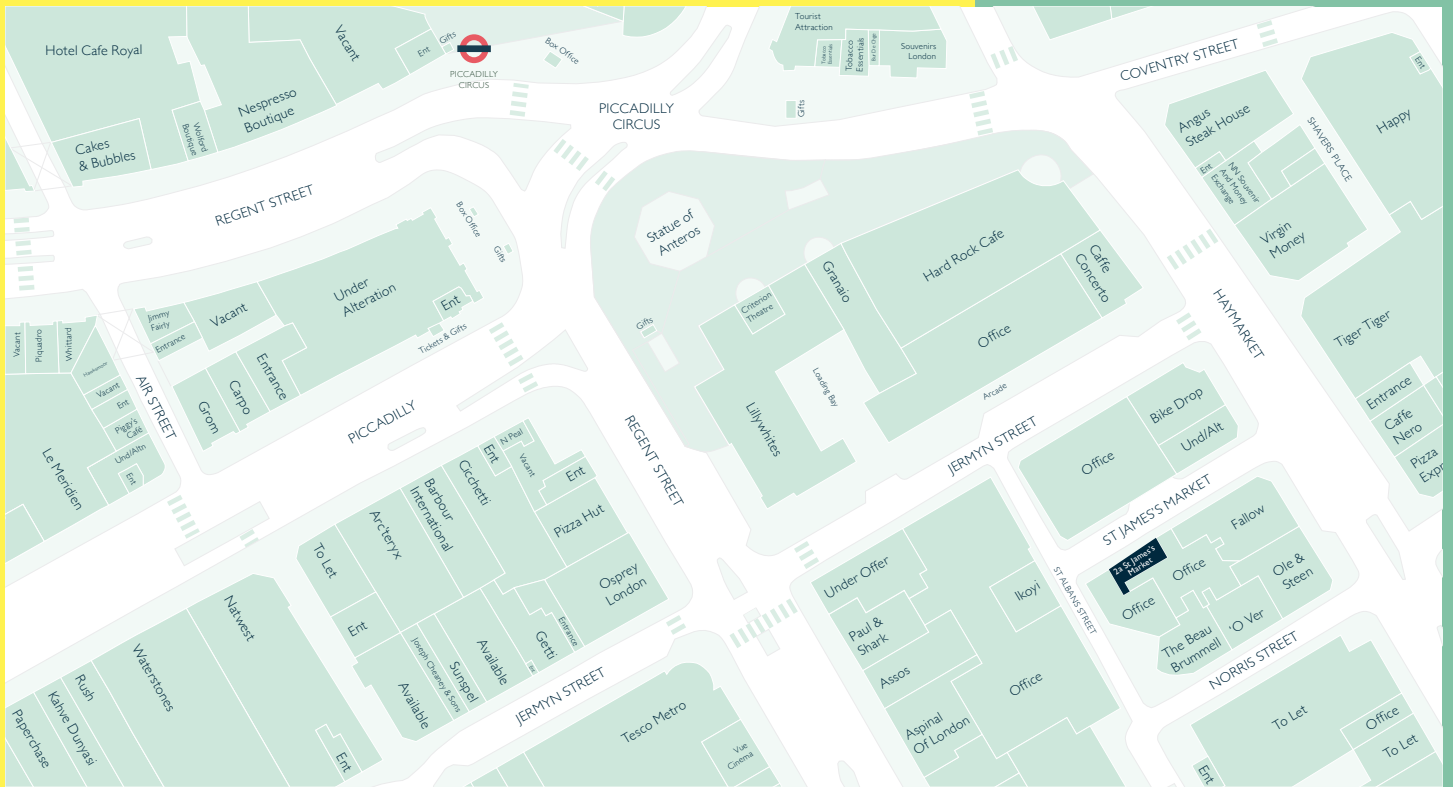
A prime food & beverage opportunity

Moments from Piccadilly Circus as part of thriving St James's Market — 2A St James's Market provides fitted and ready to move in cafe space in a prime location with outside terrace seating. This location benefits from a hive of local residents and office workers including from The Crown Estate's workplace, and sits amongst an exciting and one of a kind hub of celebrated dining offerings in the area including 'O ver, Scully, Aquavit, Ole & Steen, Beau Brummell and Fallow.

The Crown Estate's drive to bring innovative brands such as Snow Peak, Aspinall and SMEG to the adjacent Lower Regent Street has helped create an extension to the buzzing Regent Street footfall to the area. This opportunity provides an excellent platform to a coffee shop offering.



2A St James's Market Exterior



Location

St James's Market is known for its array of world cuisine – moments from bustling Regent Street, currently being transformed with vast public realm rejuvenation, and the West-End's theatre land. The location also benefits from very close proximity to Piccadilly Circus underground station, the renowned art quarter, and thriving retail hub, Dover Street Market.

St James's Market has become a well-known hive of activity and events, from masterclasses at the local restaurants to local cultural events like the Lumiere festival. This public hotspot has featured live orchestras, dancing events, and a summer outdoor champagne bar this provides excellent visibility and footfall for an occupier.

Tenure

The premises are available on a new standard Crown Estate Lease, for a term to be agreed outside of the Landlord and Tenant Act 1954.

Rent

Upon application.

Service & Insurance

Service Charge 2021/22 PA	£10,300
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Insurance Rate 2021 PA	£364.14
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Business Rates

Rateable Value	£51,500
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UBR	51.2p
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Rates Payable	£26,368
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There are currently no rates payable until 31st March 2021 for retail occupiers. Parties are advised to make their own enquiries to verify the rates payable and whether rates relief applies by contacting the local authority.

Timing

The premises are available immediately.

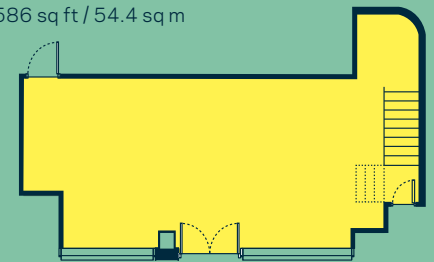
EPC

Available on request.

Floor Plans

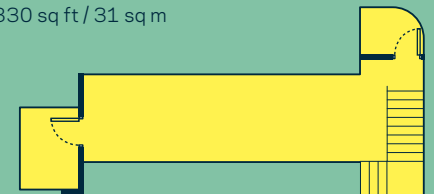
Ground Floor

586 sq ft / 54.4 sq m



Mezzanine

330 sq ft / 31 sq m



Total

816 sq ft / 75.4sq m

For further information contact



**DAVIS
COFFER
LYONS**

Rob Meadows

rmeadows@dcl.co.uk
T: +44 (0)207 299 0738
M: +44 (0)790 082 2380

Leasing on behalf of

**THE CROWN
ESTATE OXFORD**

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