

lot 14

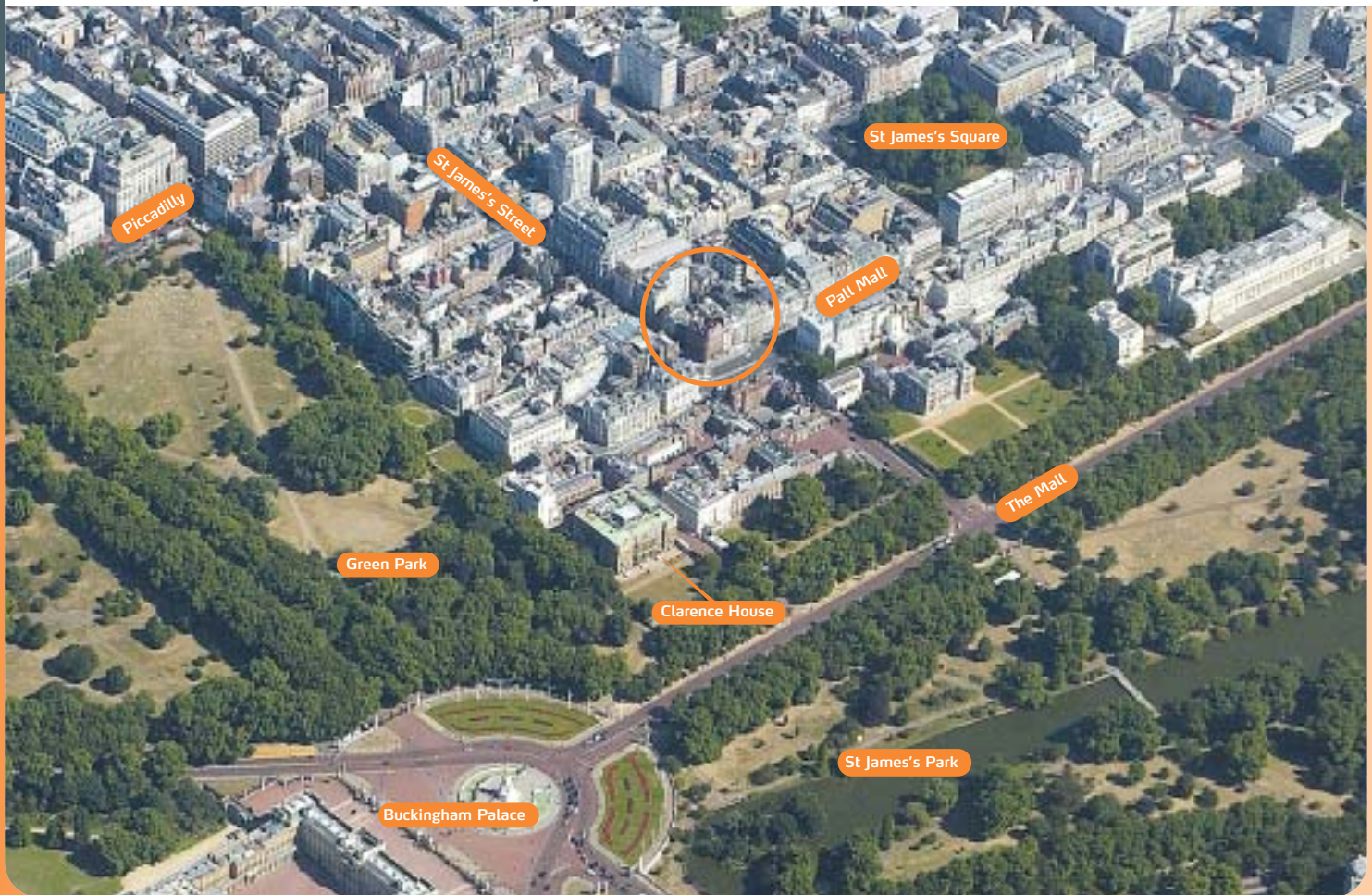
Vacant
Possession

Crown Passage House, 19 Crown Passage St James's, London SW1

Freehold Retail/Showroom/Office

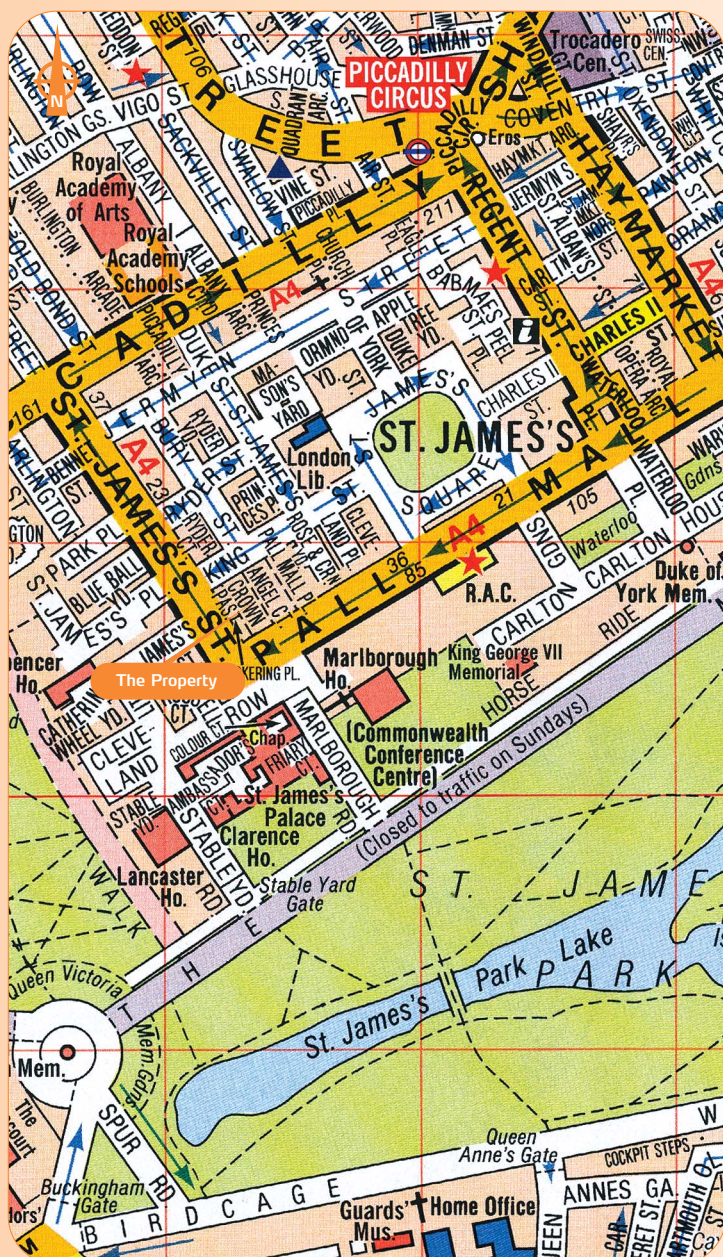
- Fashionable and world renowned St James's area of Central London
- Established pedestrianised retail thoroughfare
- Close to Buckingham Palace, Pall Mall, Piccadilly, Green Park, St James's Park, St James's Palace and The Ritz

- Extensive refurbishment and restoration
- Nearby occupants include John Lobb Bootmakers, Lock and Co Hatters, Davy's Wine Bar and Berry Bros & Rudd



lot 14

Vacant Possession

**Location**

Miles: 0.4 miles north-east of Buckingham Palace
0.3 miles east of Green Park
0.1 miles north of St James's Park

Roads: A4, A302, A3214

Rail: Green Park Underground, St James's Underground, Piccadilly Circus Underground

Air: London City Airport, London Heathrow and London Gatwick

Situation

Crown Passage House is an established pedestrianised retail thoroughfare in the heart of the world renowned St James's area of Central London. Crown Passage runs parallel to St James's Street and between King Street with Pall Mall, with excellent communication links via Green Park, Piccadilly, St James's Park Underground stations. Close to Buckingham Palace, Pall Mall, Piccadilly, St James's Park, St James's Palace and The Ritz. Nearby occupiers include John Lobb Bootmakers, Lock and Co Hatters, Davy's Wine Bar and Berry Bros & Rudd.

Description

The property comprises a lower ground, ground, first, second and third floor office accommodation. The property benefits from a recent major modernisation, refurbishment and restoration project. The lower ground floor and ground floor has previously been used as (A1) retail showroom accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx NIA)		Tenant
Lower Ground	Retail Showroom/Office	12.90 sq m	(138 sq ft)	VACANT POSSESSION
Ground	Retail Showroom/Office	18.06 sq m	(194 sq ft)	
First	Office	15.87 sq m	(170 sq ft)	
Second	Office	16.98 sq m	(183 sq ft)	
Third	Office	14.99 sq m	(161 sq ft)	
Totals		78.80 sq m	(846 sq ft)	

(i) The floor areas stated above are net internal areas. The Gross internal area is approximately 103.91 sq m (1,118 sq ft)

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Mark Symonds
Tel: +44 (0)20 7034 4858.
Email: mark.symonds@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Hamblins LLP
Roxbury House, 273-287 Regent Street,
London W1B 2AD.
Tel: +44 (0)20 7355 6024.
Email: mhurst@hamblins.co.uk
Ref: Mark Hurst.