

lot 62

113/113A Jermyn Street
St James's, London SW1Y 6HJ

Rent
£112,550
per annum
(gross)
£9,550
per annum
(net)

Leasehold Office/Residential Investment

- Prime St James's Central London location
- Sited 150 metres from Piccadilly and Regent Street
- Attractive self-contained office accommodation
- Plus two furnished residential flats



Location

Metro: Piccadilly Circus 150 metres, Trafalgar Square 600 metres, Bond Street 400 metres, Leicester Square 400 metres
Rail: Piccadilly Circus Underground, Charing Cross Mainline Rail
Air: Heathrow, City Airport

Situation

Jermyn Street, in the heart of St James's, is one of Central London's most historic, fashionable districts and world renowned as the centre for gentlemen's fashion. It runs parallel with and some 150 metres south of Piccadilly and runs from St James's Street to the west to Regent Street and Haymarket to the east. The property is situated approximately 50 metres from the junction of Regent Street adjoining Tesco Metro and diagonally opposite Eagle Place which runs off Piccadilly. Nearby retailers include Jones Bootmaker Shoes, Churches Shoes and T M Lewin Menswear. St James's Square is situated a short distance to the south of the property.

Description

The property, the first to fourth floors of a larger attractive period building, comprises office accommodation on first and second floors and two residential flats on third and fourth floors with a separate self-contained entrance off Jermyn Street. Each floor was subject to a refurbishment programme carried out within the last 3 years. The offices benefit from kitchen and toilet facilities. The residential units are furnished and comprise two rooms, kitchen and bathroom.

Tenure

Leasehold. Held from The Crown Estate on four leases expiring on 6th October 2026 at a total rent of £103,000 per annum. The rent is to be reviewed on 10th October 2016 and 5 yearly to open market rental value.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
First	Offices/Kitchen	50.86 sq m (547 sq ft)	THE POLITICAL STUDIES ASSOCIATION OF THE UNITED KINGDOM	5 years from 29th July 2014	£29,250	28/07/2019
Second	Offices/Kitchen	53.40 sq m (575 sq ft)	ANTONIO VUMBACA (t/a ASV Law)	5 years from 25th July 2014	£30,000	24/07/2019
Third	Residential	2 Rooms, Kitchen, Bathroom	INDIVIDUAL	Assured Shorthold Tenancy for 2 years from 08/11/2012	£27,560	Holding over
Fourth	Residential	2 Rooms, Kitchen, Bathroom	INDIVIDUAL	Assured Shorthold Tenancy 1 year from 01/11/2014	£25,740	
Total Commercial Area					104.26 sq m (1,122 sq ft)	£112,550

For further details please contact:

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