

Prominent Shop To Let

# 12 Regent Street St James's



Computer generated image

## Location

No. 12 provides a prominent corner position on Regent Street St James's, which forms part of the £500 million redevelopment strategy of the area. The adjacent development, 14–22 Regent Street St James's, will see flagship stores opening in the Autumn of 2016 to premium fashion brands Jigsaw St James's Emporium and Paul & Shark. Lifestyle brand Smeg will also be opening an interactive homeware store, with luxury cycling brand Assos completing the line-up to date.

The shop provides an opportunity of scale for a retailer to become part of a world-renowned shopping destination in the heart of London's West End. Nearby retailers include Osprey London, The Bike Rooms, Sunspel and the recently relocated Dover Street Market.

The area is also famous for best-in-class restaurants including Milos, Villandry, and Cicchetti, while Aquavit, Anzu, and a new concept restaurant by Salt Yard Group will open in 2016. Further restaurant operators are soon to be announced.

## Accommodation

The premises are arranged over the ground floor and comprise of the following approximate dimensions and net internal area:

Max Shop Depth	73 ft 8 ins (22.47 m)
Max Shop Width	128 ft 1 ins (39.04 m)
Gross Return Frontage	52 ft 10 ins (16.12 m)
Ground Floor	6,192 sq ft (575 sq m)

## Tenure

The premises will be available on standard St James's terms on a new 10 year lease with a rent review at the expiry of the 5th year. There will be a landlord's rolling break option from 25 December 2020 exercisable on 6 months prior written notice.

## Rent

£150,000 per annum exclusive of rates, service charge, VAT and all other outgoings, or 10% of turnover, whichever the higher.

## Timing

The unit will be available from Summer 2016.

## Service Charge & Insurance

The insurance and service charge is £2.40 per sq ft.

## Rates

Rates to be re-assessed following landlords works.

## EPC

EPC available on request.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in connection with this letting.



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