



## Location

Pall Mall is in the heart of St James's and hosts a significant art cluster with a rich mix of contemporary, modern and old masters galleries alongside high-end retail.

Neighbouring occupiers include Cristea Roberts, Panter & Hall, Philip Mould, Favourbrook and Farlows alongside recent additions being The Redfern Gallery at 11-12 Pall Mall and Sundaram Tagore at number 27.

Pall Mall is also home to a number of prestigious private members clubs including The Athenaeum, The Reform, The Travellers and The RAC.

The premises are fitted with an alarm and video security system.

## Accommodation

Ground Floor	815 sq ft	75.74 sq m
Basement Sales / Ancillary	489 sq ft	45.45 sq m
Pavement Vaults	79 sq ft	7.34 sq m
<b>Total</b>	<b>1,383 sq ft</b>	<b>128.53 sq m</b>

## Rent

£150,000 per annum exclusive.

## Contact

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## Lease Term

Available on a new lease for a term to be agreed, to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act (1954).

## Rates

Rateable Value	(April 26) - £99,000
Rates Payable 26/27	Est - £44,550

Interested parties are advised to make their own enquiries with Westminster City Council to confirm their exact liabilities.

## Service Charge

Est £4,676 per annum

## Costs

Each party is to be responsible for their own costs incurred in the transaction.

## Energy Performance Certificate

Rating C (58)

## Viewing

Viewings are to be arranged in advance via KLM Real Estate.

## Or through our joint agents

Liv England  
Levy Real Estate LLP

Matt Paulson-Ellis  
Levy Real Estate LLP

