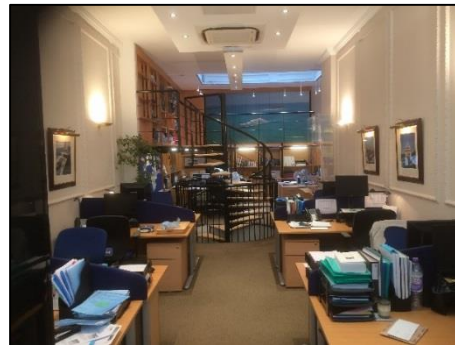


**16 - 17 PALL MALL  
ST JAMES'S  
LONDON SW1**



**OFFICES AND SHOWROOMS WITH EXTENSIVE STREET FRONTAGE**

**SUITABLE FOR A GALLERY OR SIMILAR USE TO BE LET**

**FRONTAGE TO PALL MALL - 36 FT 9" (11.2 M APPROX.)**

**LOCATION:**

16-17 Pall Mall is prominently located on the north side of Pall Mall, between St James's Square and Waterloo Place, in the heart of St James's. Piccadilly underground station (Piccadilly and Bakerloo Lines) is within easy walking distance, and the property is well served for the established St James's Private Members Clubs and the many new restaurants in Regent Street South.

**020 7522 8500**

**DESCRIPTION:**

The entire accommodation is currently occupied by a yacht brokerage and is used as a combination of showrooms and offices, which were fully refurbished a few years ago.

**SPECIFICATION:**

- Centrally heated
- Passenger lift
- Demised WCs
- Comfort cooling throughout
- Kitchens
- Prominent Street frontage

**LEASE:**

Our clients occupy the premises under three separate leases, which all expire on 24<sup>th</sup> March 2018 and are excluded from the Security of Tenure and Statutory Compensation Provisions of the Landlord and Tenant Act.

Address	Sq Ft	Sq M	Rent Passing
16 Pall Mall Ground Floor	586	54.44	£34,250 p.a (£58.45 psf)

Address	Sq Ft	Sq M	Rent Passing
17 Pall Mall Ground Floor	895	83.15	£64,500 p.a (£34.00 psf)
17 Pall Mall Lower-Ground Floor	1,002	93.09	
<b>Total</b>	<b>1,897</b>	<b>176.24</b>	

Address	Sq Ft	Sq M	Rent Passing
16 & 17 Pall Mall 1 <sup>st</sup> Floor	1,296	120.40	£73,250 p.a. (£56.52 psf)

Address	Sq Ft	Sq M
Entire Demise	3,779	351.08

**PREMIUM:**

Our clients are looking to assign their interest and are inviting premium offers for their leasehold interest.

Alternatively, a new lease could be made available direct from the Long Leaseholders.

**BUSINESS RATES:**

The current Rates payable are approximately:

16 Pall Mall – £27.80 psf

17 Pall Mall – £10.90 psf

16/17 Pall Mall - £27.82 psf

**SERVICE CHARGE:**

The service charge on account is currently running at between £7.71 psf and £8.53 psf.

**POSSESSION:**

Our clients are intending to vacate the premises by July 2016.

**EPC RATING:**

TBC

**VIEWINGS:**

Strictly by appointment with sole letting agents **MELLERSH & HARDING**

Jonathan Stern

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