

TWO SHOPS *TO LET*

ST JAMES'S | LONDON | SW1Y 5JG



40
& 41
PALL MALL

TWO SHOPS TO LET



The west end of London is one of the world's most exclusive office locations and St James's is considered the **jewel in the crown** for dining, cultural and men's fashion destinations.

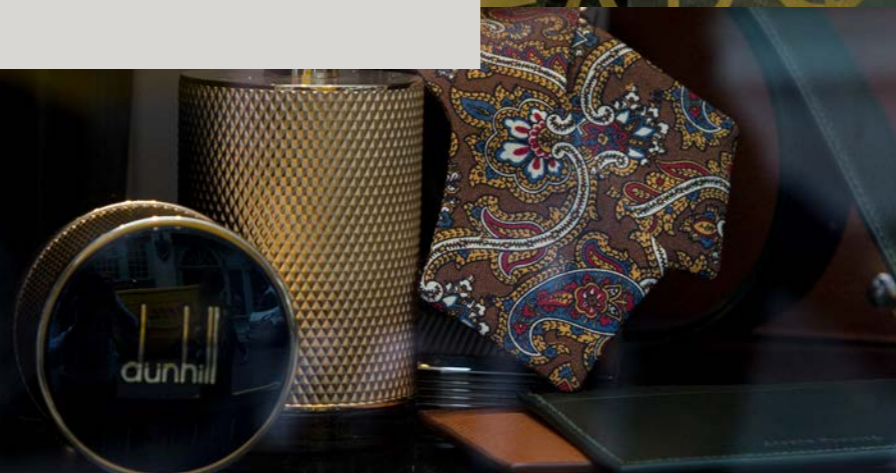
40
& 41
PALL MALL



CAFE MURANO

33

ST JAMES'S IS STEEPED IN HISTORY AND GLOBALLY RENOWNED FOR ITS EXCLUSIVE RETAILERS, NUMEROUS LUXURY HOTELS AND A WEALTH OF PRESTIGIOUS RESTAURANTS INCLUDING THE RITZ, DUKE'S HOTEL, QUAGLINO'S, CAFÉ MURANO, THE WOLSELEY, ART GALLERIES AND ALL THAT HAS TO OFFER ON JERMYN STREET, BOND STREET AND SAVILE ROW IN THE IMMEDIATE VICINITY.



The premises is situated on Pall Mall directly opposite Royal Automobile Club and adjacent to Army & Navy Club being a short walk from both Green Park and Piccadilly Underground Stations.



GLOBAL APPEAL

St James's remains one of London's most sought-after corporate office locations offering global appeal to occupiers.



THE AREA



CLUBS & HOTELS

1. Army & Navy Club
2. Boodle's
3. Brown's Hotel
4. Carlton Club
5. Dukes Hotel
6. East India Club
7. Naval & Military Club
8. Oxford & Cambridge Club
9. Reform Club
10. Royal Automobile Club
11. The May Fair
12. The Ritz
13. The Stafford
14. White's Club

RESTAURANTS & BARS

1. 45 Jermyn Street
2. Avenue
3. Boulestin
4. Café Murano
5. Caviar House & Prunier
6. Chutney Mary
7. Franco's
8. Hide
9. Langan's
10. Le Caprice
11. Rowley's
12. Saint Jacques
13. Sake No Hana
14. The Ritz
15. The Wolseley
16. Wiltons

CULTURE

1. BAFTA
2. Christie's
3. Clarence House
4. Criterion Theatre
5. Grosvenor Gallery
6. Her Majesty's Theatre
7. Insitute of Contemporary Arts
8. Jermyn Street Theatre
9. Martyn Gregory
10. Moretti Fine Art
11. Royal Academy of Arts
12. St. James's Palace
13. Theatre Royal Haymarket
14. White Cube Mason's Yard
15. David Gill Gallery

RETAIL

1. Alfred Dunhill
2. Berry Bros. & Rudd
3. Crockett & Jones
4. Daks
5. Davidoff
6. De Beers
7. Fortnum & Mason
8. Hackett
9. Harvie & Hudson
10. Hawes & Curtis
11. Hilditch & Key
12. Lock & Co. Hatters
13. Paxton & Whitfield
14. Pink
15. Sharps Pixley
16. Turnbull & Asser

OFFICES

1. Anglo American
2. BAE Systems
3. Blackstone
4. BP
5. Brewin Dolphin
6. Carlyle Group
7. Cinven
8. Citi
9. Credit Suisse
10. Edmond De Rothschild
11. HSBC Private Bank
12. Permira Advisers
13. Rio Tinto
14. Rolex
15. St James's Place Wealth Management
16. Temasek
17. Warburg Pincus & Co

5 MIN WALK

SHOPS TO LET

40 PALL MALL

66.2 sq m / 713 sq ft

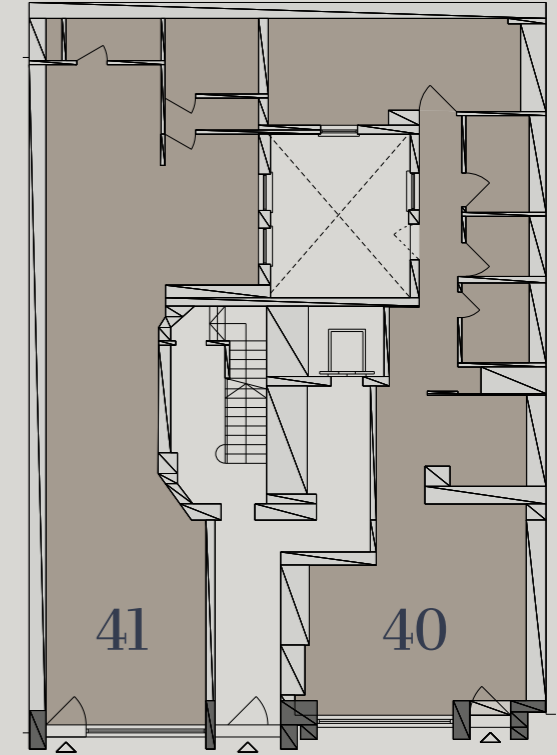
Level	Ground floor
Quoting Rent	£65,000 per annum
Service Charge & Insurance	£2,260 per annum
Rateable Value	£41,750
UBR	0.499
Rates Payable	£20,833

41 PALL MALL

61.5 sq m / 662 sq ft

Level	Ground floor
Quoting Rent	£62,500 per annum
Service Charge & Insurance	£1,204 per annum
Rateable Value	£44,000
UBR	0.499
Rates Payable	£21,956

Approximate floor areas



TIMING

The premises are available immediately.

EPC

Available upon request.

LEGAL COSTS

Each Party is responsible for its own costs incurred in connection with this letting.

CONTACT

For further information or to arrange an inspection, please contact:

ALEX MURRAY MRICS

07498 269 560

am@clifton.agency

JIM REMFRY MRICS

07525 012 444

jr@clifton.agency



CLIFTON.AGENCY

20 Foubert's Place, Carnaby, London, W1F 7PL



Misrepresentations Act:

Clifton Partnership LLP for themselves and for the vendors/lessors of the property whose agents they are, give notice that: 1. These particulars are set out as a general outline for the guidance of the intended purchasers or lessees, and do not constitute part of, an offer or contract; 2. All descriptions, dimensions, reference to, tenure, tenancies, condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Clifton Partnership LLP has any authority to make or give any representations or warranty in relation to this property. JULY 2024