

# ST JAMES'S, PROMINENT GALLERY RARE PROTECTED "INSIDE THE ACT" LEASE FOR SALE 14 KING STREET, LONDON, SW1

## LOCATION

The premises are located in the heart of St James's on the prominent corner of King Street and Bury Street, adjacent to Christie's. The immediate area is renowned for high-end art galleries, luxury retailers and upmarket hotels.

Operators in close proximity include Christies, White Cube, Saatchi Yates, Grosvenor Gallery, David Gill Gallery, Hazlitt Holland Hibbert, Priestley & Ferraro, John Lobb and Lock & Co.

## ACCOMMODATION

The corner property has an impressive frontage to both King Street and Bury Street and benefits from excellent floor to ceiling height.

Ground Floor 373 sqft

## LEASE

The premises are available by way of assignment for a term to expire in September 2026. The lease is contracted **inside** the Landlord & Tenant Act.

## RENT

£65,000 per annum exclusive.

## PREMIUM

Substantial premium offers are invited.

## USE

The premises benefits from having an open E Class planning use. All retail uses will be considered.



## RATES

Rateable Value 24/25 : £38,500

Rates Payable 24/25 : £21,021 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquires with the relevant Local Authority.

## LEGAL COSTS

Each party to bear their own legal and associated costs in connection with the transaction.

## EPC

Available on request.

## TIMING

The premises are ready to handover imminently by arrangement.

## VIEWINGS:

To be strictly arranged through, Blanchflower Lloyd Baxter:

Oliver Fowler  
[ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)  
07900 217 624

Richard Ingham  
[ingham@blb.uk.com](mailto:ingham@blb.uk.com)  
07917 657 756

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50 metres

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