

SMITHSON PLAZA

4,700 SQ FT OF WELLNESS
OR GALLERY SPACE

LIFESTYLE IS AN ART FORM

PLAZA PRESENCE

Situated at street-level at the heart of St James’s, the property benefits from a strong trading location, with local operators nearby including Maison Francois, Ginza, Cafe Murano, Equinox Gym, Ten Health and Fitness, with Third Space and X Club Pilates only a 10 minute walk away.

The unit is situated in a prominent position on the corner of Ryder Street and Bury Street benefiting from an incredibly strong St James’s catchment while also offering a degree of exclusivity fronting Ryder Street and Bury Street.

In 2024, St James’s recorded an impressive annual footfall of approx. 16 million people and a catchment of 6.7 million.



VERSATILE SPACE

This 4,700 sq ft of flexible, open-plan accommodation is perfectly suited to a variety of uses, from fitness studios and wellness operators to contemporary gallery or showroom concepts.. Generous ceiling heights and large shopfront windows ensure excellent natural light, enhancing the sense of space and creating an inviting atmosphere.

The blank canvas nature of the space allows occupiers to tailor the environment to their brand and operational needs. Its prominent corner frontage and dual access further support a dynamic layout, enabling effortless visitor flow and strong street presence in this prestigious neighbourhoods.



South east aspect



North west aspect

JUST AROUND THE CORNER

• NEARBY OCCUPIERS •

• SITE PLAN •

RETAIL & ART

- Including
- Berry Bros. & Rudd
 - Fortnum & Mason
 - Piccadilly Arcade
 - Beretta
 - Saatchi Yates
 - The Mayor Gallery
 - Miart Gallery

F&B

- Including
- Café Murano
 - Riviera
 - Quaglino's
 - Maison François
 - The Wolseley
 - 45 Jermyn Street
 - The Ritz
 - Cicchetti

WELNESS

- Including
- Equinox
 - Ten Health & Fitness
 - Nordic Balance
 - Pure Gym
 - The Common Purpose Club
 - Third Space
 - Chalk W1



FLOOR PLAN

STREET
LEVEL

4,700 SQ FT (437 SQ M)
OF WELLNESS OR
GALLERY SPACE AVAILABLE

SPECIFICATION

Floor-to-ceiling heights




Front – 2.4m
Back – 3.1m

EPC rating




EPC rating C

Water supply



In place -
plans can be provided

Power supply

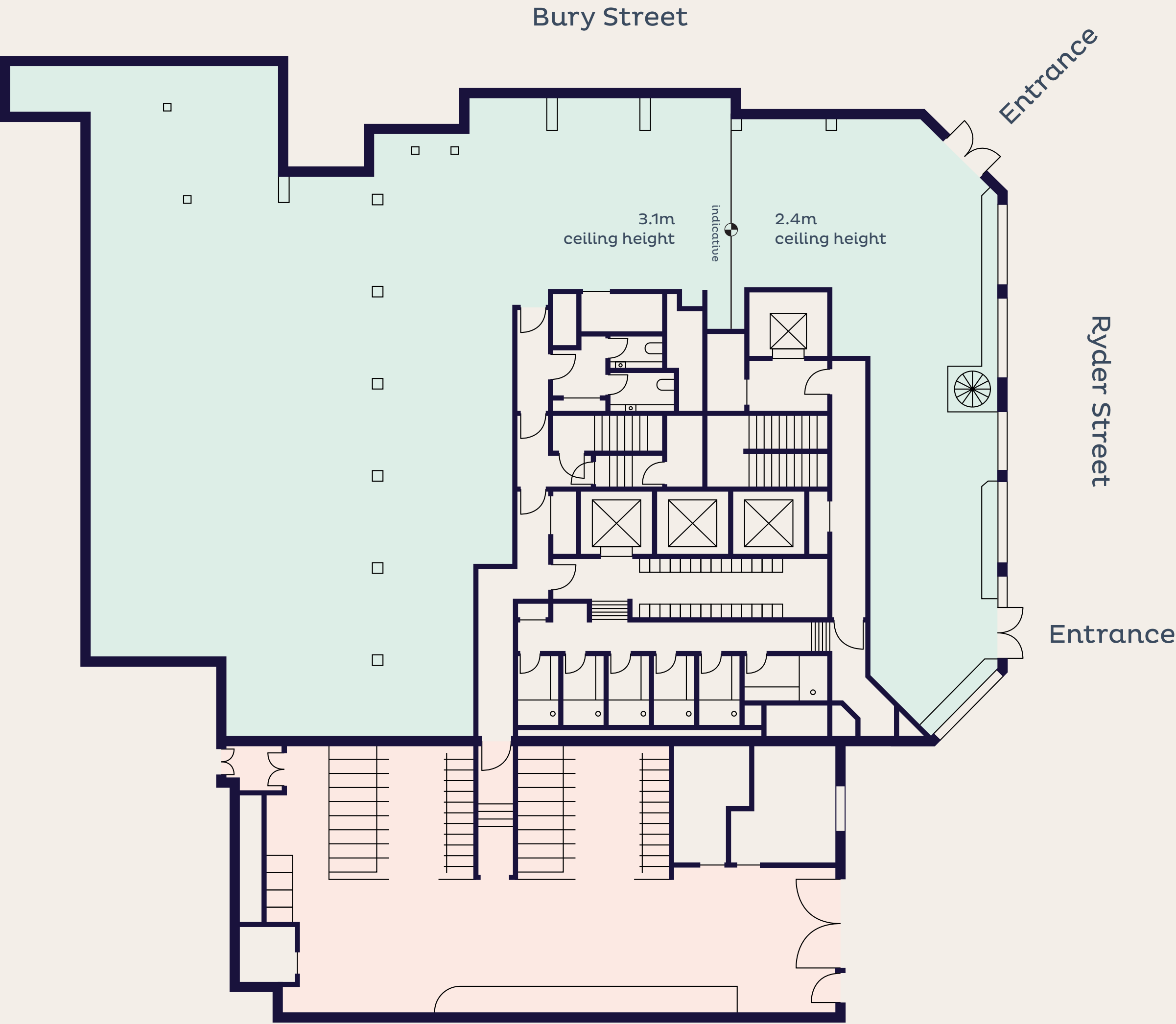


3 Phase 125 AMP

Floor loading



4.0 N/m²



PLAN NOT TO SCALE, INDICATIVE ONLY.
AREA SUBJECT TO MEASUREMENT SURVEY.



Friendly neighbourhood

16 m

16 million annual footfall

6.7 m

6.7 million local catchment

ESTABLISHED SUCCESS



Local events



Wilton's Restaurant

610k

610,000 West End workers

+9.7%

+9.7% YoY sales (rolling 12 month)

37%

37% international visitors



Caption here



Local events



Fortnum & Mason

AGENTS



MATT PAULSON-ELLIS
matt.paulson-ellis@levyrealestate.co.uk
07867 781 811

LIV ENGLAND
liv.england@levyrealestate.co.uk
07530 807 800

BRUCE
GILLINGHAM
POLLARD

RUPERT BENTLEY-SMITH
rupert@brucegillinghampollard.com
07876 354 160

LUCY COPE
lucy@brucegillinghampollard.com
07595 267 866

CONDITIONS OF LEASE

RATES

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

SERVICE CHARGE

Further information can be provided

PLANNING USE

E
CLASS

HANDOVER CONDITION

Shell and core

TIMING

Unit available immediately

Levy Real Estate and Bruce Gillingham Pollard gives notice that these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending purchasers, lessees or third party should not rely on them as statements or representations of fact by must satisfy themselves by inspection of otherwise as to the correctness of each of them. No person employed or engaged by Levy Real Estate and Bruce Gillingham Pollard has any authority to make or representation or warrant whatsoever in relation to the property.
Siren 1015334