

**Class E Retail, Gallery,
Showroom Opportunity**

£150,000 per annum

1,383 sq ft (128.53 sq m)

**13-13a Pall Mall,
London, SW1Y 5LU**

Retail, Gallery, Showroom
Opportunity on Prestigious Pall Mall

- Prime Pall Mall location
- Close to St James's Park, Regent Street and Piccadilly
- Prestigious gallery neighbours
- Notable members clubs nearby
- Ground floor with basement
- Pavement vaults included
- Well-connected, high-footfall street



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Summary

A rare opportunity to occupy a well-appointed ground floor premises with basement and pavement vaults on one of London's most prestigious streets. Situated in the heart of St James's, Pall Mall sits within a thriving art and gallery cluster, with close proximity to Regent Street, Piccadilly and St James's Park. The property benefits from notable neighbours including leading contemporary and old masters galleries, alongside some of London's most distinguished private members clubs. With strong footfall and an affluent catchment, the space lends itself well to retail, gallery or showroom use.

Contact & Viewings

Liv England

0207 747 0170 | 07530 807 800

liv.England@levyrealstate.co.uk

Matt Paulson-Ellis

0207 747 0151 | 07867 781 811

matt.paulson-ellis@levyrealstate.co.uk



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

| Floor | sq ft | sq m |
|-----------------|--------------|---------------|
| Ground | 815 | 75.74 |
| Basement | 489 | 45.45 |
| Pavement Vaults | 79 | 7.34 |
| Total | 1,383 | 128.53 |



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).

Rent

£150,000 per annum exclusive.

EPC

Rating C (58) - full certificate available upon request.

Rateable Value

Rateable Value £99,000 — interested parties are advised to make their own enquiries with Westminster Council to confirm their exact liabilities.

Costs

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

Service Charge

Est £4,676 per annum