

PRIME FREEHOLD FOR SALE

94 JERMYN STREET

LONDON SW1

RETAIL SHOP INVESTMENT

PLUS 2,000 SQ FT
AIR CONDITIONED OFFICE WITH
VACANT POSSESSION

IDEAL OWNER OCCUPIER PURCHASE





94 JERMYN STREET

LONDON SW1

LOCATION

The property is located in the prime district of St James's in the heart of the West End of London. Jermyn Street is one of the prime streets in the area being of international renown.

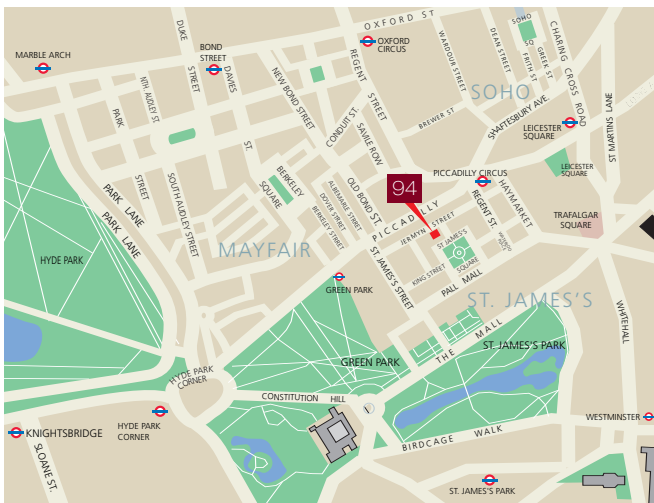
Jermyn Street is one of London's most exclusive streets synonymous internationally with high-class fashion retailers. These include names such as Dunhill, Pinks, Churches Shoes, Crombie, Hilditch and Key, T M Lewin and Fortnum and Masons, all of whom are located close to the property. Other nearby amenities include high quality restaurants such as Quaglino's, Le Caprice and The Avenue as well as Gentleman Clubs such as The Royal Automobile Club, The Reform Club and The East India Club.

St James's together with the neighbouring district of Mayfair constitutes London's best office location. Tenants in the immediate vicinity include J P Morgan, Ericsson, McKinsey and The Economist.

SITUATION

Situated on the southern side of Jermyn Street close to its junction with Duke of York Street, the property lies midway between St James's Street and Regent Street.

The property is served by excellent communications. Green Park and Piccadilly Circus underground stations are located within easy walking distance, giving access to the Victoria, Bakerloo, Jubilee and Piccadilly lines. The property is also well serviced by bus with a number of major routes running along Piccadilly and Regent Street.



DESCRIPTION

The property, constructed in the early 18th century, was fully refurbished in 2002 and provides accommodation on basement, ground and four upper floors. The building is of solid brick construction with timber floors and a mansard slate roof.

The ground floor and basement provides a self-contained retail unit. The upper floors are self-contained providing good quality office accommodation, with access from Jermyn Street. The property benefits from air conditioning (except fourth floor), toilets on all floors, high quality finishes and excellent natural light.



ACCOMMODATION

Retail	NIA
Shop Depth	43'2
ITZA	430.5 sq ft
Ground Floor Sales	616 sq ft
Basement	721 sq ft
Basement Vaults	134 sq ft
Retail Total	1,471 sq ft

*Areas provided by our client from its outstanding rent review.

Offices	NIA
First Floor	521 sq ft
Second Floor	541 sq ft
Third Floor	498 sq ft
Fourth Floor*	423 sq ft
Office Total	1,983 sq ft

* 462 sq ft if bathroom included.

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For further information or to arrange an inspection please contact:

Whitmarsh Holt Young
62 Queen Anne Street
London W1G 8HR

Tel: 020 7935 4088
Fax: 020 7935 4086

Contact either:

James Young (jy@why50.com) or
David Holt (dh@why50.com)



TENURE

FREEHOLD.

TENANCY DETAILS

RETAIL

The basement and ground floors are let to Links (London) Ltd for a term of 25 years from 15 September 1995 (over 14 years unexpired). The lease is on full repairing and insuring terms and subject to 5 yearly upwards only rent reviews at a current rent of £61,000 per annum exclusive.

The September 2005 rent review is still outstanding. We analyze the current rent to equate to £120 psf Zone A. We believe the current ERV to be £75,000 pa based on £155 per psf Zone A.

OFFICES

The offices will be sold with vacant possession on completion.

COVENANT INFORMATION

Links (London) Ltd are an established and fast expanding global retailer. For the year to 30 July 2005 it reported a turnover of £22.9m (£18.57m), pre-tax profits of £74,701 (541,616). Profits were lower than the previous year due to planned investment expanding the business. Total assets less current liabilities were £7.88m (£6m). Report and accounts available on request.

TOWN PLANNING

The property is Grade II listed.

PRICE

We are instructed to seek offers in excess of £2,750,000 (Two Million Seven Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT for our client's freehold interest.

VAT

The property is VAT elected and will be charged on sale.

DECLARATION

Whitmarsh Holt Young for themselves and for the vendor or lessor of this property for whom they act, give notice that:

- These particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract.
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- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and therefore, we give absolutely no warranty as to their condition or operation.
- The date of this publication is June 2006.