



GYM/SHOP/OFFICE IN ST JOHN'S WOOD TO LET – 47 M² 509 SQ FT (Net)

3, Nugent Terrace, St John's Wood, NW8 9QB

Location:

Nugent Terrace is a turning off Abercorn Place, which in turn is just off Abbey Road close to the renowned Studios. Maida Vale and St John's Wood Underground Stations are within easy walking distance. Nugent Terrace is a small local shopping destination with a variety of local & specialist occupants, including a cleaning company, grocery, pharmacy, cafe and a hair salon.

Accommodation:

Comprises the ground floor of an attractive period building in a sought-after location.

Approximate areas are as follows:

Max Internal Width	6.57m	
Max Retail Depth	5.60m	
Main Floor Area	34.0m ²	365ft ²
Private Room 1	7.0m ²	76ft ²
Private Room 2	6.3m ²	68ft ²
Total Net Area	47.0m²	509ft²

Amenities:

Fire & Intruder Alarms
Security Shutters
Gas Fired Hot Water
Electric Radiators
CCTV
Shower/WC

Rent:

£27,500 p.a.x. VAT is not applicable.

Business Rates:

Rateable Value £15,000 payable at the rate of 49.9p in the £.
N.B. Shop Rates are currently discounted by 66% until April 2022

Lease:

New lease for a term by arrangement on full repairing and insuring terms via a service charge arrangement.

Rent Deposit:

The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.

Service Charge:

The tenant will be liable to contribute towards any external repairs to common parts of the building.

Legal Costs:

Each party is to pay their own legal costs.

Buildings Insurance

Approx £556.00 for the current year.

References:

A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable whether or not they are accepted by the Landlord.

Viewing:

Strictly by prior appointment through Sole Agents 3H Property Consultants