

TO207 286 8363 Esales@threeh.co.uk www.threeh.co.uk



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.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warrantly in relation to the property.





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Accommodation:

Comprises the ground floor of an attractive period building in a sought-after location. Approximate areas are as follows:

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



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