



**SHOP/OFFICE IN ST JOHN'S WOOD**  
**LONG LEASE FOR SALE 430 SQ FT (Net)**

**5, 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 cafe, an estate agency, a pharmacy and a convenience store.

**Accommodation:**

**Tel:** 0207 286 8363     **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

Comprises the ground floor of an attractive period building in a sought-after location. The property is being offered in very good decorative order. Approximate areas are as follows:

Internal Width 5.14m  
Unit Depth 8.37m  
Net Retail Area **40.1m<sup>2</sup>**

**Amenities:** Wood Flooring Part Tiled WC  
LED Lighting Storage  
CCTV Fire Escape

**Business Rates:** Rateable Value £13,250

**Long Lease:** The property is held on a lease of 125 years commencing 24/06/2010.  
Ground Rent £1.00 p.a.

**Price:** **£420,000** for the long leasehold interest. VAT is not applicable.

**Service Charge:** The tenant will be liable to contribute 25% towards any external repairs to common parts of the building. **Buildings Insurance** contribution currently £452.85.

**Legal Costs:** Each party is to pay their own legal costs.

**Viewing:** Strictly by prior appointment through Sole Agents 3H



**Tel:** 0207 286 8363 **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

**N.B.**

**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 warranty in relation to the property.**

**Tel:** 0207 286 8363      **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

