

T0207 286 8363 E:sales@threeh.co.uk



SHOP/OFFICE IN ST JOHN'S WOOD

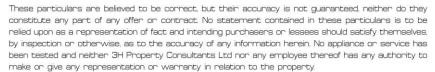
LONG LEASE FOR SALE 430 SQ FT (Net)

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.









T:0207 286 8363 E:sales@threeh.co.uk www.threeh.co.uk

Accommodation:

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 40.1m²

Wood Flooring Amenities: Part Tiled WC

> **LED Lighting** Storage **CCTV** Fire Escape

Business Rates: Rateable Value £13,250

The property is held on a lease of 125 years commencing Long Lease:

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





