



## **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:

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

