



**E Class Unit In St John's Wood**  
**TO LET**  
**650 SQ FT (Ground & Basement)**

**56 Abbey Gardens St. John's Wood, NW8 9AT**

**Location:**

Abbey Gardens is a turning off Abbey Road, close to the renowned Studios. Maida Vale and St John's Wood Underground Stations are within easy walking distance. Abbey Gardens is a small local shopping destination with a variety of specialist occupants, including an osteopath, and a beauty clinic.

**Accommodation:**

Comprises part of an attractive listed period building in a sought-after location. The property is being offered in good decorative order. Approximate area is 650 sq ft (60 m<sup>2</sup>)

Built Depth	8.5m	
Max G Fl Width	4.0m	
Ground Floor Area	30m <sup>2</sup>	
Basement	30m <sup>2</sup>	
<b>Total (Net)</b>	<b>60m<sup>2</sup></b>	<b>650 Ft<sup>2</sup></b>

**Amenities:** Attractive Listed Parade  
Good Natural Light  
Rear Access  
Excellent Condition  
Tiled W.C

**Rent:** **£30,000 p.a.x.** **VAT is applicable**

**Business Rates:** R.V. £24,500 from 01/04/2023 payable at the rate of 49.9p in the £

**Lease:** New lease for a term by arrangement on full repairing and insuring terms via a service charge arrangement with periodic rent review pattern.

**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. However, the tenant will, prior to solicitors being instructed, provide a deposit of £750 which will be non-refundable in the case of the tenant failing to complete the lease within 8 weeks of presentation of the draft.

**References:** A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.

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

**3H Property Consultants Ltd**  
**0207 286 8363**