



**Beautifully Appointed Shop/Salon**  
**77 M<sup>2</sup> – 830 Sq Ft**  
**Ground & Basement**

**LEASE/BUSINESS FOR SALE**

**73 Abbey Road St. John's Wood, NW8 0AE**

**Location:**

Abbey Road, renowned for the recording studios, is in the heart of St John's Wood. The subject unit is approximately 850 metres from St John's Wood Underground, and a similar distance from Kilburn Underground and South Hampstead overground. The unit is in a parade of mixed-use shops, including a grocery, fishmonger, and framing shop

**Accommodation:**

Comprises ground & basement floors in an attractive period building. The property has recently been the subject of substantial refurbishment works and is offered with high quality fixtures, and fittings .

Approximate areas are as follows:

Ground Floor

Internal Width	4.21 m	
Retail Depth	5.80 m	
Area	37.5 m <sup>2</sup>	403sq ft

Basement

3 Rooms, wc & kitchen	40.0 m <sup>2</sup>	427sq ft
	<b>77.50m<sup>2</sup></b>	<b>830sq ft</b>

**Amenities:**

Quality Decor  
Basement treatment rooms/offices  
Forecourt Area  
Alarms & CCTV  
Wood Flooring (Ground) Gas Heating

**Lease:**

15 years from 30/08/2012 with 5 yearly rent reviews on full repairing and insuring terms.

**Rent: £21,500 p.a.x.** VAT is not applicable

**Business:** The property has been established as a high-quality beautician since 2012 and are only available due to the current owner's relocation.

**Price: £30,000.** To include fixtures and fittings but not machinery & equipment.

**Business Rates:** RV £22,750. Rates payable approx. **£11,352.25 P.A..** Interested parties should check the rates payable with Westminster Council.

**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.

**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.

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

