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Beautifully Appointed Shop/Salon 77 M² – 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



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.





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 m² 403sq ft

Basement

3 Rooms, wc & kitchen 40.0 m² 427sq ft

77.50m² 830sq ft

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

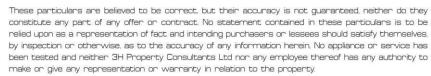
Business: The property has been established as a high-quality beautician since 2012 and are only available due to the current owner's relocation.

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.









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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.

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