



E CLASS RESTAURANT IN ST JOHN'S WOOD LEASE FOR SALE

1 BELGRAVE GARDENS, ST JOHN'S WOOD, NW8 0QY

Location:

The property is located very close to the junction of Belgrave Gardens with Abbey Road, serving a densely populated upmarket residential neighbourhood. Nearby traders include an accountancy, a coffee shop, an optician, picture framers and beauticians.

Accommodation:

Comprises a ground floor E class unit which has been successfully trading as a Persian restaurant for the last 8 years. The unit is fully fitted, equipped and ducted and attractively decorated.

Approximate dimensions are as follows:

Gross Frontage	4.57m	
Unit Depth	14.39m	
Internal Width	4.20m	
Narrowing to	3.45m	after 10.68m
Total floor area	57.5m²	618 sq ft

The property has a ceiling height of 3.58m, allowing the provision of useful overhead storage in the kitchen area. The above measurements include walk-in fridge and freezer units to the rear.

Amenities: Air Conditioning
Fully Equipped & Fitted
Alcohol License
Bar Area
Tiled Flooring
External Seating

Lease: 15 years commencing 23/03/2016 on full repairing and insuring terms, with 5 yearly rent review pattern.

Rent: £26,500 p.a.x. VAT is not applicable.

Premium: A premium of £75,000 is required for the lease, to include all fixtures fittings and equipment, with the exception of the chandeliers and antique curtains.

Business Rates: Rateable Value £24,000. Rates payable: £11,976 p.a.

Outgoings: The annual cost for buildings insurance & Service Charges is approximately £2900.00

Legal Costs: Each party to pay their own legal costs.

References: A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment

