

T0207 286 8363 E:sales@threeh.co.uk



## 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:



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.





Tio207 286 8363 Esales@threeh.co.uk

Gross Frontage 4.57m Unit Depth 14.39m Internal Width 4.20m

Narrowing to 3.45m after 10.68m Total floor area 57.5m<sup>2</sup> 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







T0207 286 8363 E:sales@threeh.co.uk







