

A3 restaurant use - New lease available - Fully licenced

64 St Johns Wood High Street London, NW8 7SH



LOCATION:

St Johns Wood is an affluent north west London suburb situated close to Regents Park and Lords Cricket Ground.

The subject property is located towards the southern end of the High Street , five minutes walk from St Johns Wood tube station. Other nearby occupiers include **Soutine Parisian Cafe & Restaurant, The Ivy Cafe, Rigby & Peller, Rococo Chocolates** and **Apostrophe.**

TERMS:

New lease for a term to be agreed.

RENT/PRICE:

Rent on application.

ACCOMMODATION: The unit is arranged over ground floor and basement comprising the following approximate net internal floor areas:

Ground Floor Restaurant/Sales: 1,088 sq ft (101.08 sq m)

Basement Ancillary/Staff WC: 449 sq ft (41.71 sq m)

USE:

The property benefits from A3 consent with permitted use to A2 and A1.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

EPC:

Available on request.

RATES:

Rates Payable of £44,954 - the property will benefit from 100% rates relief until April 2021.

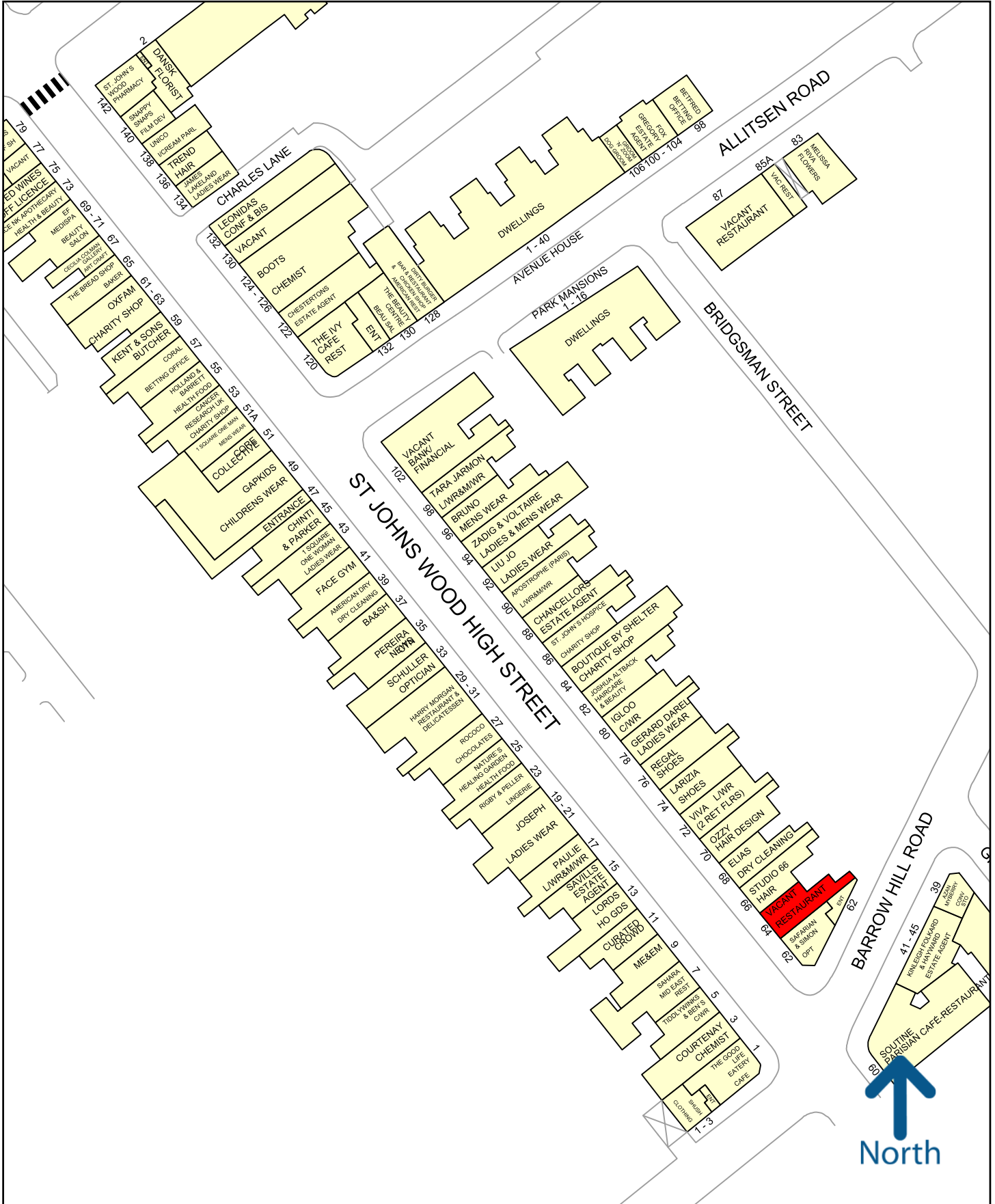
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50 metres

