

St Johns Wood Retail Unit

345 Scott Ellis Gardens, London, NW8 9HG



To Let

Standalone retail space, situated in a coveted location.

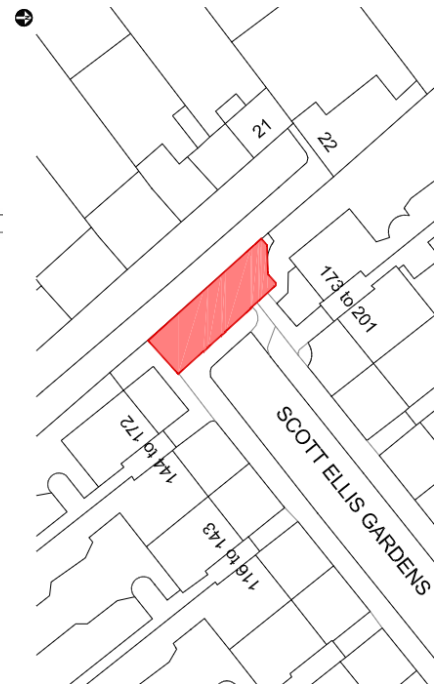
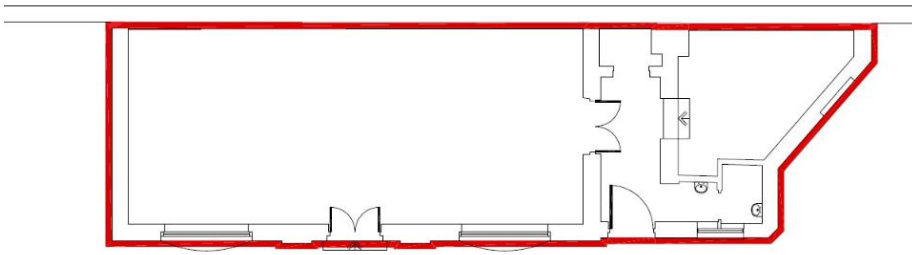
Terry Stark

Surveyor

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Description

A unique unit located at the end of Scott Ellis Gardens, a residential street with no through road. The unit is a 5-minute walk to Lords Cricket ground and benefits from being in an affluent area with no direct competition. The unit will profit from the isolated location with a solid customer base from the neighbouring residential units on the road and surrounding area.

Accommodation	Sq M	Sq Ft
Total NIA	70.5	759

Areas quoted are approximate.

Specification

- Standalone unit with little competition.
- Surrounded by large residential properties
- Wide frontage with ample signage opportunity
- WC Facilities.
- Sought after location

Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Planning Consent

The property is understood to have consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

£36,000 Per Annum Exclusive

VAT

If applicable will be charged at the standard rate.

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

Current Rateable Value: £8,600

EPC

A certificate can be made available on request.

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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