NW8 0EH

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)





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Property Information

London Retail Investment

- Ground floor cafe let until Feb 2035 (no breaks) t/a Caffe Bianco
- Highly prestigious and affluent North West London location
- Immediate proximity to Abbey Road and Lords Cricket Ground
- 400 metres from the World Famous Beatles Crossing on Abbey Road
- VAT Free Investment

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Rent

£20,000 per Annum Exclusive

Sector

High Street Retail

21st September 2023

Status

Available

Auction Venue

Live Streamed Auction

Location

Rail

Miles 1.5 miles north of London's West End **Roads** A41 Wellington Road/Finchley Road

St John's Wood Underground Station (Jubilee Line), Maida Vale

(Bakerloo Line)

London Heathrow, London Luton and London City Airports Air

Situation

St. John's Wood is a highly affluent and prestigious North London district situated just north of Regent's Park and is home to the world famous Lords Cricket Ground. The property is well located on Blenheim Terrace close to its junction with Abbey Road. The immediate vicinity predominantly comprises an eclectic mix of restaurants and cafes including Pizza Express as well as attractive terrace houses.

Tenure

Virtual Freehold. Held for a term of 999 years from 29/09/1987 at a ground rent of one white rose

Description

The property comprises a ground floor cafe forming part of a larger terraced building with self-contained residential accommodation on the first and second floors.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use		Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	27.50	(296)	INDIVIDUALS t/a Caffe Bianco	20 years from 03/02/2015 until 02/02/2035	£20,000	03/02/2025 and five yearly
Total Approximate Floor Area		27.50	(296) (1)			£20,000	

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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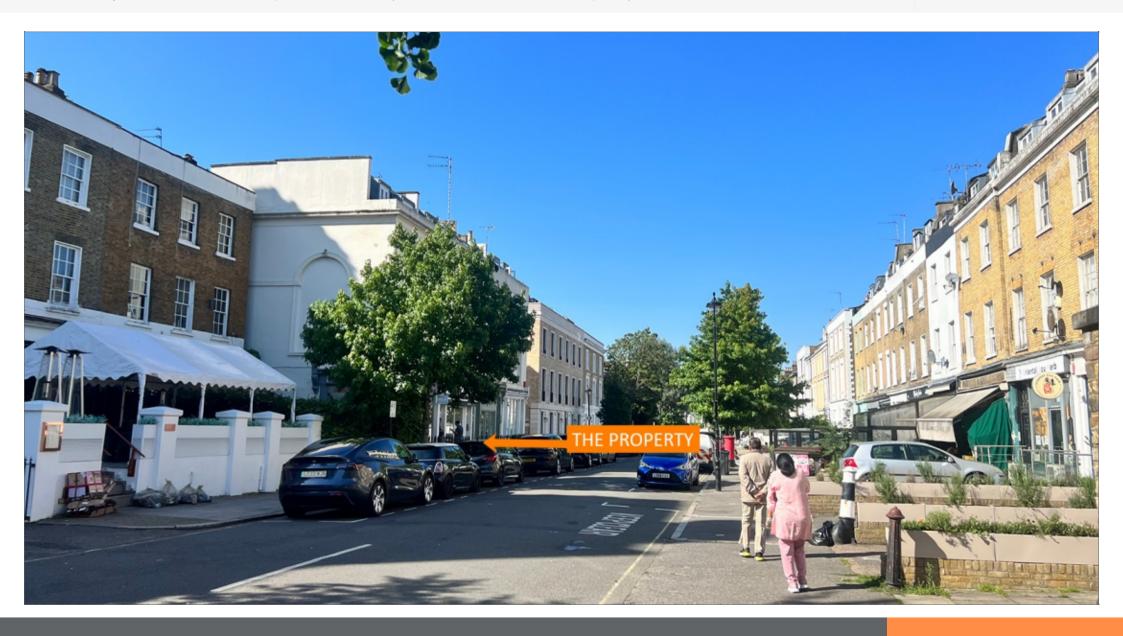




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Contacts

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Gary Philips 0207 431 1912 Gary@solts.co.uk

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