

# Lot 3, 9 Blenheim Terrace, St John's Wood, London, 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For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)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 Caffè 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

#### Lot

3

#### Auction

21st September 2023

#### Rent

£20,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1.5 miles north of London's West End

#### Roads

A41 Wellington Road/Finchley Road

#### Rail

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

#### Air

London Heathrow, London Luton and London City Airports

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

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



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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Soloman Taylor & Shaw

3 Coach House Yard

Hampstead

NW3 1QD

#### Gary Philips

0207 431 1912

[Gary@solts.co.uk](mailto:Gary@solts.co.uk)

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September 2020